FOR SALE BY PRIVATE TREATY

Land at Moor Road, Bagby, North Yorkshire, YO7-2AG



A Productive Block of Grassland
Extending in all to 9.81 Acres (3.97 Ha) or thereabouts
Available as a whole.

- **Excellent Roadside Frontage onto Moor Road**
- **Sound stock rearing land in a ring fence**
- **Water Supply available**
- **Close proximity to the village of Bagby & A170**

GUIDE PRICE: Offers over £150,000

The Property Ombudsman

Regulated by RICS

Ernie Sherwin Limited. Company Registration No. 7505861
Longwool Lodge, Nosterfield, Well, Bedale, North Yorkshire, DL8 2QU
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Land at Moor Road, Bagby, North Yorkshire YO7-2AG

Situation

Bagby	½ mile
Thirsk	3 miles
Kilburn	4miles
Northallerton	11miles
York	23miles

Description

The land is currently down to permanent grass, it extends to 9.81 acres (3.97 ha) or thereabouts with main road frontage on to Moor Road, it lies to the North –East of the popular village of Bagby. The field has good mature boundary hedges providing shelter for livestock along with post & wire fencing. The land would suit either agricultural or equine uses. There is excellent access directly off Moor Road.

Schedule of Land

OS Field No.	Area/Has	Description
SE4681 – 8349	9.81 Acre (3.97 Ha)	Permanent Grass

General Remarks and Stipulations

Tenure

The property is owned freehold and vacant possession will be available upon completion.

Sporting Rights

The sporting rights are included in the sale.

Easements and Rights of Way

The land is subject to, and with the benefit of, all rights of way whether public or private, light, water, drainage sewage, support and easement and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas pipes whether mentioned in these particulars or not.

Boundaries

The Vendor will only sell such interests as they have in any boundaries separating this property from other properties not belonging to them. Where known the boundaries are marked with a "T" mark, with the responsibilities falling on those "T" marks facing inwardly.

Mines & Minerals

The Mineral rights are included in the sale in so far as they are owned.

DEFRA Scheme

The land is registered with the Rural Payments Agency on the Rural Land registry

There are NO entitlements included in the Sale. The land is in the NON-severely disadvantaged area for England. The field is currently registered in a Sustainable Farming Incentive (SFI) expanded offer agreement which terminates on 29th February 2028. The SFI is not transferable to the purchaser, Therefor the RPA may require repayment which will be the responsibility of the purchaser to compensate the seller.

N.V.Z (Nitrate Vulnerable Zone)

The land is not in a NVZ.

Countryside Stewardship /Grant

The land is not part of any stewardship scheme.

Services

There is currently a mains supply of water which could be available subject to a sub meter fitted at the purchaser's expense.

There are no other known services to the property.

Method of Sale

The property is offered initially for sale by private treaty however, we reserve the right to conclude the sale by any other method at our discretion. If you are seriously interested in purchasing the property please register your interest with Ernie Sherwin who is handling the sale. We can inform you of how we intend to conclude the sale of the property.

Viewing

Strictly by appointment only.

Offers

All offers must be confirmed in writing.

Money Laundering Regulation

It is a legal requirement that when we accept an offer the purchaser will be required to provide information regarding proof of identity, proof of address and the source of funding as part of the handling process.

Direction from Thirsk A170

Travelling from Thirsk leave on the A170 heading for Sutton under Whitestonecliffe after 1.75 miles turn right onto Moor Lane proceed for a further 700 meters, the property will be identified by the "Ernie Sherwin" for sale sign board on the left hand side of the road.

Important Notice

If you have downloaded these particulars from our website you must contact the office to register your interest and to ensure you are kept informed with regards to the process of the sale.

Useful Information:

Local Authority

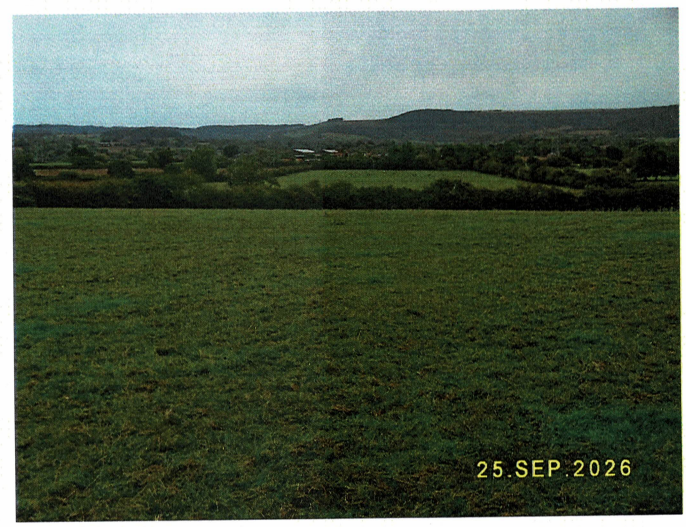
North Yorkshire Council
County Hall
Racecourse Lane
Northallerton
North Yorkshire
DL78 8AD
Tel: 0300 1312131
www. northyorkshire.gov.uk

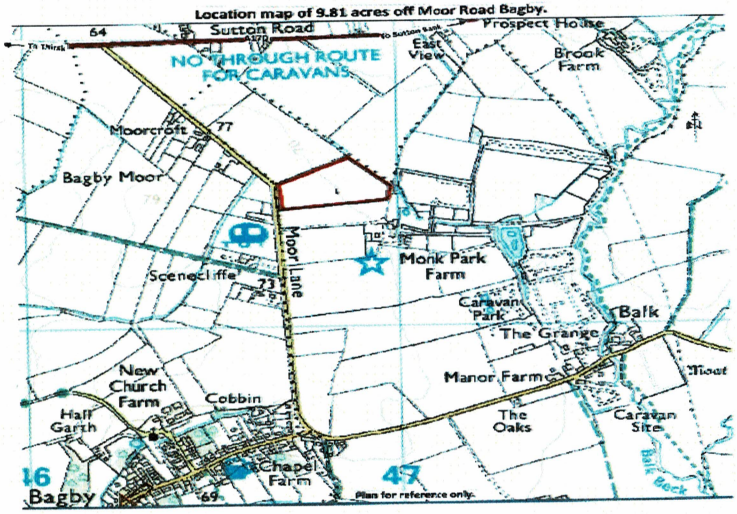
Vendors Solicitors

Hunt & Wrigley Solicitors
The Old Post Office
83 High Street
Northallerton
DL7-8PX TEL:- 01609 772502

Solicitor Acting: - Mr Stan Lonsdale







Important Notice

Ernie Sherwin Ltd., their clients give notice that: - they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas of measurement or distances are approximate, the text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents, Ernie Sherwin Ltd has not tested any services, equipment or facilities, purchasers must satisfy themselves by inspection or otherwise.