

LAND AT AIRTON & KIRKBY MALHAM

Skipton, North Yorkshire



LOT 1





LAND AT AIRTON & KIRKBY MALHAM

SKIPTON, NORTH YORKSHIRE, BD23 4BS

Kirkby Malham 1 mile, Settle 5 miles, Skipton 10 miles

TWO PRODUCTIVE AND VERSATILE BLOCKS OF GRASSLAND,
EXTENDING IN TOTAL TO 116.31 ACRES (47.07 HA) WITH EXCELLENT
ROAD FRONTAGE TO SCOSTHROP LANE AND GRAINS LANE

LOT 1 - 56.75 ACRES

LOT 2 - 59.57 ACRES

FOR SALE FREEHOLD WITH VACANT POSSESSION



GSC GRAYS
PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829217
www.gscgrays.co.uk
richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320



Description

The land is situated about 1 mile west of Kirkby Malham and 5 miles east of Settle and the A65. The land has the benefit of direct road frontage access on to Scosthrop Lane and Grains Lane.

It extends in total to around 116.31 acres (47.07 ha). comprising 110.11 acres of permanent grassland, 6.04 acres of amenity deciduous woodland and 0.16 acres associated with a sheep handling building.

The land is classified as Grade 4/5 with slowly permeable acid upland soils with a peaty surface. It is predominantly gently undulating, generally south-facing, and lying between 250m to 350m above sea level. The field enclosures are of a good size and bound by drystone walls. The land is naturally split into two blocks, North and South, which are separated by Kirkby Beck which provides a natural water supply for livestock.

Basic Payment Scheme (BPS)

Basic Payments Scheme has ended with any further delinked payments being retained by the Seller who was the claimant in the relevant years.

Countryside Stewardship Schemes

The land is currently entered into a Higher-Level Countryside Stewardship Scheme which is currently in operation over the entire holding and terminates in 2029. We understand there are also Sustainable Farming Incentive (SFI) and Landscape Recovery programmes in place. The purchaser will be obligated to take on these agreements. Further details available upon request from the Selling Agents.

Designations

The land falls within the Yorkshire Dales National Park.

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.



Tenure

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Number NYK270044.

Sporting Rights

The sporting rights are owned by a third party and are excluded from the sale.

Mineral Rights

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

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Services

We are not aware of any mains services. A natural water supply currently provides drinking water for livestock.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan by "T Marks" in accordance with the information we have been provided.

Local authority

North Yorkshire County Council
County Hall
Racecourse Lane
Northallerton
DL7 8AD

Tel: 0300 131 2131

Guide price

| Lot Number | Area (ac) | Offers over |
|------------|-----------|-------------|
| Lot 1 | 56.75 | £335,000 |
| Lot 2 | 59.57 | £345,000 |
| Whole | 116.31 | £680,000 |

VAT

Any guide prices quoted are exclusive of VAT. In the event of the sale of the property or any part of it or right attached to it becoming a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Ingoing Valuation

In addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, stocks and stores at valuation. Payment is to be made on completion at a figure assessed by the Vendor's valuer based on CAAV or contractor rates where applicable and invoice costs of seeds, fertilisers and sprays applied plus enhancement value if applicable.

Directions

The land is situated approximately 1 mile west of Kirkby Malham. Lot 1 is accessed off Scosthrop Lane and Lot 2 is accessed off Grains Lane. Each lot is signposted by a GSC Grays sale board.

Postcode

Lot 1: BD23 4BS
Lot 2: BD23 4DP



what3words:

Lot 1: ///letters.bolt.distracts
 Lot 2: ///cook.emeralds.host

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Agents.

Viewing

By appointment through the Selling Agents GSC Grays, 5 & 6 Bailey Court, Colburn Business Park, Richmond DL9 4QL.

T: 01748 829217.

E: wjp@gscgrays.co.uk / jarc@gscgrays.co.uk

CONDITION OF SALE

Purchase Price & Deposit

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

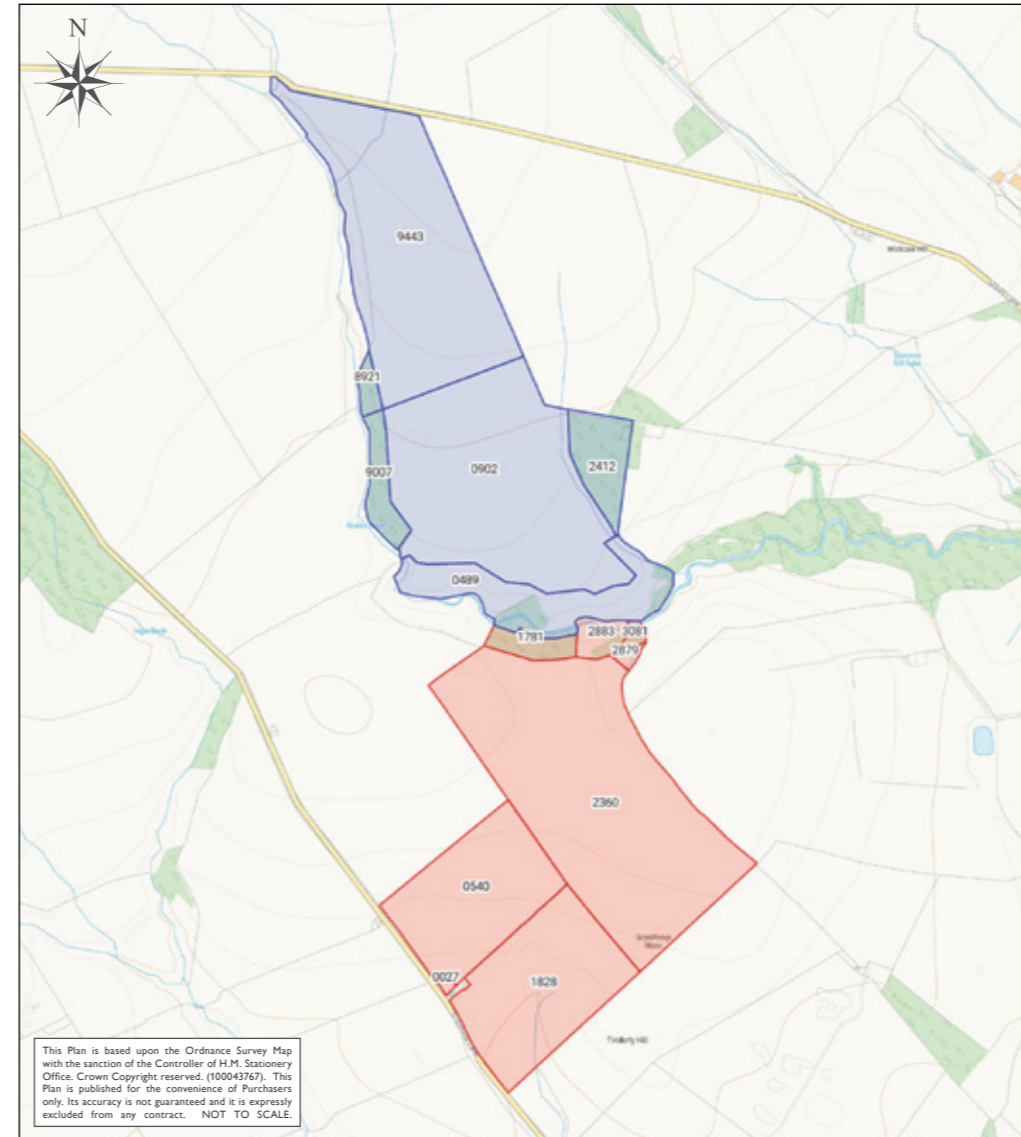
Solicitors

Walker Foster Solicitors,
 3 High Street,
 Skipton,
 BD23 1AA

Tel: 01756 708727

Email: rb@walkerfoster.com

Rizzwana Bashir acting



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: May 2024



LOT 2