



# LAND AT SEXHOW PARK FARM

Hutton Rudby, North Yorkshire



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



# LAND AT SEXHOW PARK FARM

HUTTON RUDBY, NORTHALLERTON, TS15 0ER.

A LARGE PARCEL OF PRODUCTIVE GRADE 3 ARABLE LAND

About 22.84 acres (9.24 ha)

FOR SALE AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

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Offices also at:

Alnwick  
Tel: 01665 568310  
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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 at Sexhow Park Farm comprises approximately 22.84 acres (9.24ha) of solely Grade 3, RPA registered and eligible land. The land comprises of single field parcel, accessed via a third party right of way.

Sexhow Park Farm is situated to the south-east of the village of Hutton Rudby, between Stokesley and Crathorne in North Yorkshire, and about 5.5 miles south-west of Stokesley in a productive farming area.

It is classified as Grade 3 and is described by Landis as being slowly permeable, seasonally wet, slightly acid but base rich, loamy and clayey soils of moderate fertility suitable for grassland, arable cropping and woodland. The land is generally level and slopes slightly to the west, lying between 63-70 metres above sea level.

All of the land is currently sown to Winter OSR, with a small woodland boundary to the west and open field boundaries

## Basic Payment Scheme

Any future de-linked payments will be retained by the Vendors.



### Sustainable Farming Incentive (SFI)

The land is currently entered into the Sustainable Farming Incentive agreement which commenced on 1st April 2024. The purchaser would be obligated to take on this agreement.

Further information on this can be obtained from the Selling Agent.

### 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.

### Nitrate Vulnerable Zone

The land does not lie within a groundwater and surface water Nitrate Vulnerable Zone (NVZ).

### Tenure

The property is to be sold freehold with vacant possession.

### Sporting Rights

These are included in the sale in so far as they are owned.

### Mineral Rights

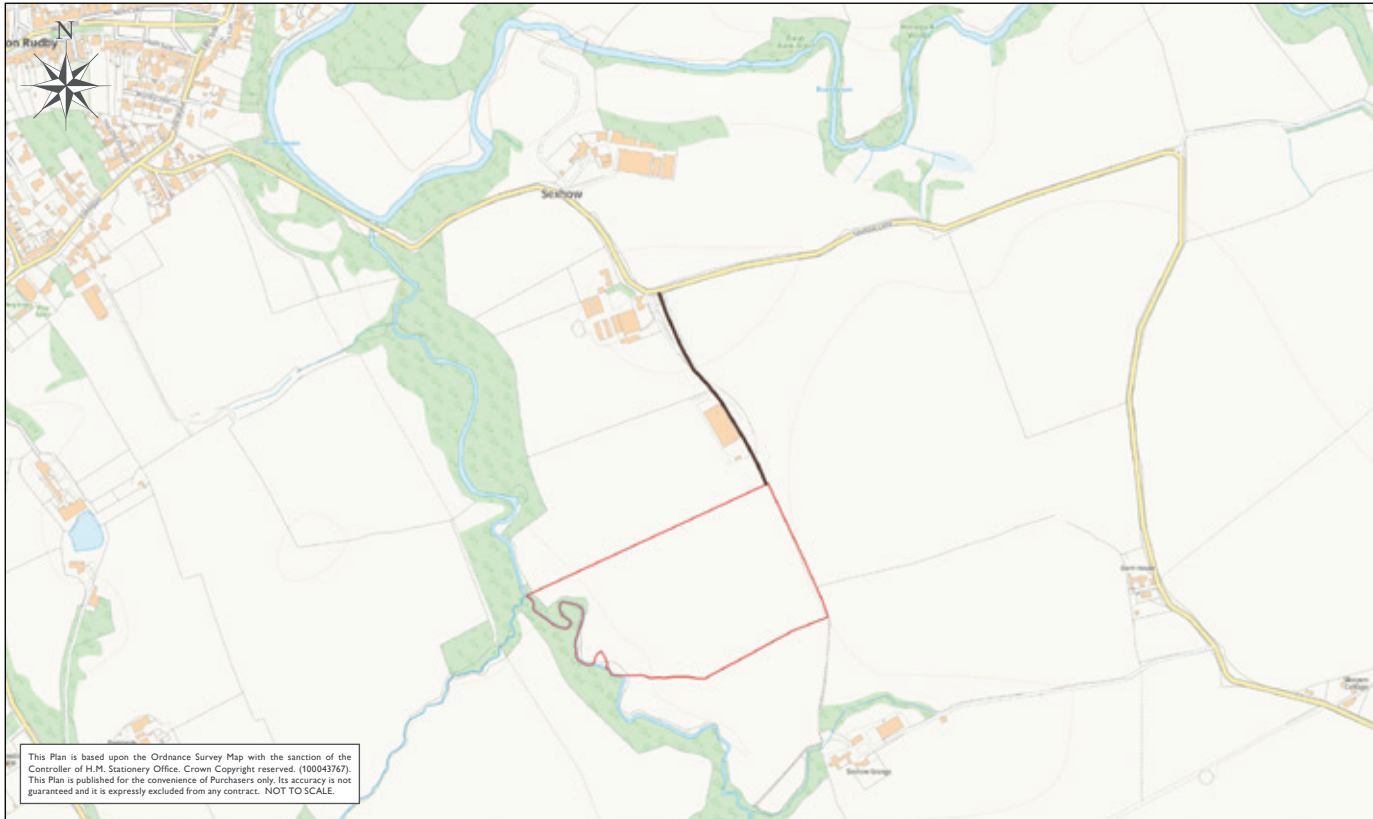
These are included in the sale so far as they are owned.

### Wayleaves, Easements and 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.

The access to the field parcel is under an Easement owned by a third party, this allows the purchaser of the property to have a Right of Way with or without vehicles and animals over and along the roadway at all times and for all purposes connected with the use and occupation of the property for agricultural purposes.

There is a public bridleway running along the eastern boundary of the land.



Field No.	Arable	Temp grass	PP	Wood	Other	Total (Ha)	Total (Ac)
8346	9.24					9.24	22.84



## Services

There are no services to the land.

## Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks of the transfer plan.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

## 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, fertilizers and sprays applied plus enhancement value if applicable.

## Directions

From the A19 at Trenholme Bar, follow Trenholme Lane to the North East for 2.3 miles into Hutton Rudby. Take the right hand turning down Sexhow Lane. After 0.7 miles turn right onto the access track. Follow the track past the building and yard area, it will then be straight in front. The land will be signposted with a GSC Grays sale board.

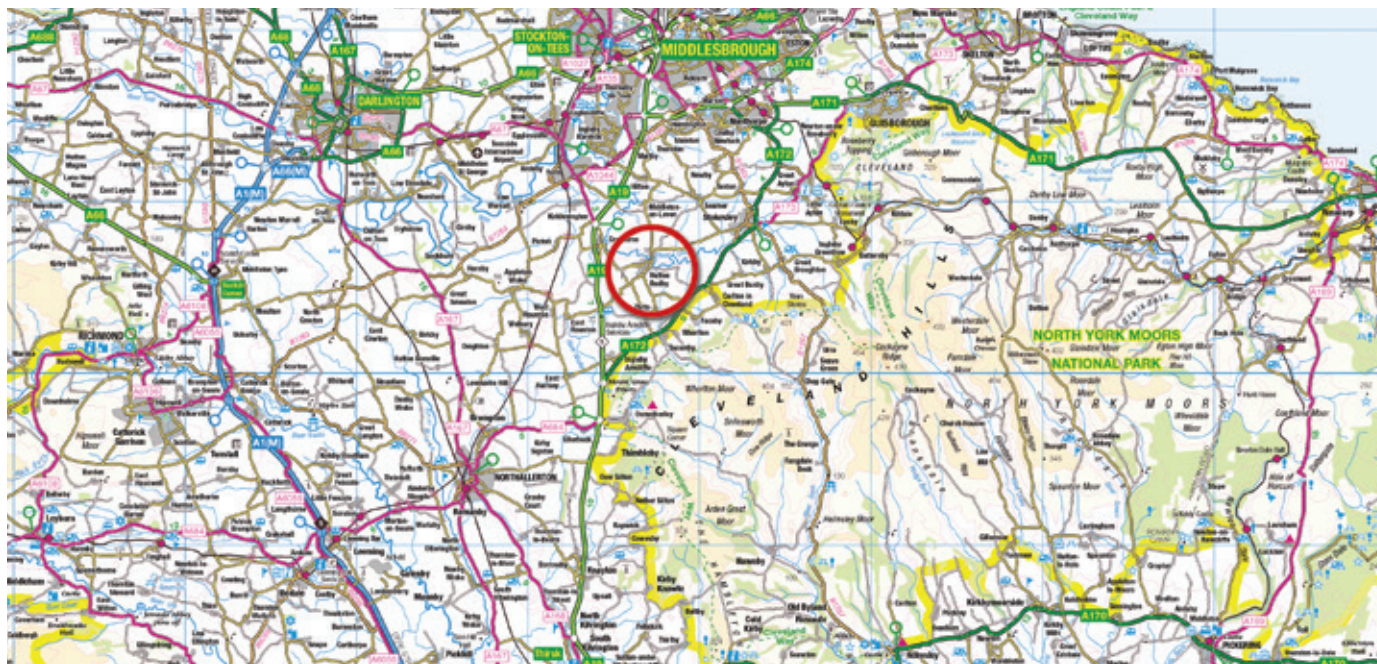
what3words: important.they.rollover

## Viewing

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

Tel: 01748 829 203

wjp@gscgrays.co.uk / cac@gscgrays.co.uk



## 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.

## Conditions of Sale

### Purchase Price

Upon 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 and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or 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 and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### 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 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: July 2024

Photographs taken: June 2024