



LAND AT THROSTLE NEST
Thornton-le-Beans, Northallerton





LOT 2

LAND AT THROSTLE NEST

THORNTON-LE-BEANS, NORTHALLERTON DL6 3SD

Thornton-Le-Beans 1.2 miles, Thirsk 6.5 miles, Northallerton 4 miles

AN EASILY ACCESSIBLE BLOCK OF FIRST CLASS ARABLE LAND
TOGETHER WITH WOODLAND AND GRAZING

- About 225.26 acres of Grade 2 & 3 arable land
 - Separate grazing paddock
 - About 19.67 acres of amenity woodland

In all about 245.83 acres (99.49 hectares)
FOR SALE AS A WHOLE OR IN TWO LOTS



GSC GRAYS

PROPERTY • ESTATES • LAND

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Alnwick
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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Description

The land at Throstle Nest lies adjacent to and on the east side of the main East Coast railway line, about half a mile west of Thornton-le-Beans and about 4 miles south of Northallerton. The land is accessed from the A168 along a short lane and then from various internal tracks and green lanes.

The land extends to in total about 245.82 acres, of which 225.26 acres are in arable crop. The land is mainly Grade 3 with some Grade 2, predominantly of loamy soils, capable of producing a wide range of high yielding arable crops including potatoes.

The main block of land (Lot 1) is accessed from an internal track adjacent to Thornton House Farm leading from Brockholme Lane and Corpse Road. There is also a green lane known as Endican Lane which links to it, and which provides an alternative access to the southern end of the land block (Lot 2).

The land lies in a single block, bordered on the west by the railway and along part of its eastern boundary by the Howe Beck and open ditch managed by the Swale & Ure internal Drainage Board. The land is generally flat, sloping gently towards the beck. The land lies between 35m and 40m above sea level and is within a Nitrate Vulnerable Zone.

Included within Lot 1 is a mature, mixed hardwood plantation known as Cordio Wood. It extends to approximately 17.32 acres and is accessed by an internal track. There is also a small grazing paddock.

The land is currently sown to winter arable crops. A full Cropping schedule is available on request.

Basic Payment Scheme (BPS)

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

Designations and Schemes

The land falls within a Nitrate Vulnerable Zone (NVZ). The land is not entered into any environmental or stewardship schemes

LOT	Parcel No	Arable	Pasture	Woodland	Other	Total (Ha)	Total (Ac)
1	1813	2.22				2.22	5.49
1	5123	22.83				22.83	56.40
1	5123		0.25			0.25	0.61
1	7057	14.68				14.68	36.28
1	9165			0.18		0.18	0.44
1	9165	6.24				6.24	15.42
1	7422	7.07				7.07	17.47
1	1833	10.86				10.86	26.83
1	8611		0.03			0.03	0.08
1	Cordio Wood			7.01		7.01	17.32
1		63.90	0.28	7.19	0.00	71.37	176.35
2	6574		0.05			0.05	0.13
2	6574				0.05	0.05	0.11
2	6547			0.77		0.77	1.89
2	6547	12.25				12.25	30.26
2	1584	15.01				15.01	37.08
2		27.26	0.05	0.77	0.05	28.12	69.48





Access

Network Rail have a right of access to and from the East Coast line which adjoins the western boundary for the purposes of maintenance.

Drainage Board

Swale & Ure Internal Drainage Board.

Method of Sale

The land is offered for sale by private treaty as a whole or in two lots. 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.

Sporting and Mineral Rights

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

Wayleaves, Easements, Rights of Way

There are no wayleaves or easements passing over or beneath the subject property.

There is a public footpath around the northern boundary and through Throstle Nest Farm steading towards the railway. This does not appear to be a well-used route, now that the level crossing is closed.

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. The boundary liabilities are delineated on the sale plan by "T Marks" in accordance with the information we have been provided.

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.

Local authority

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

Tel: 0300 131 2131

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.

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.



Directions (DL6 3SD)

From either Northallerton or Thirsk travel on the A168 towards Thornton-Le-Beans. At the Thornton-Le-Beans junction take the road immediately opposite on to Brockholme Lane (a no-through road) continuing on past Brockholme Farm to Lot 1. Access to Lot 2 is either over Lot 1 or from the Thornton-Le-Moor road.

what3words: ///condense.shelf.clumped

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 / lur@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

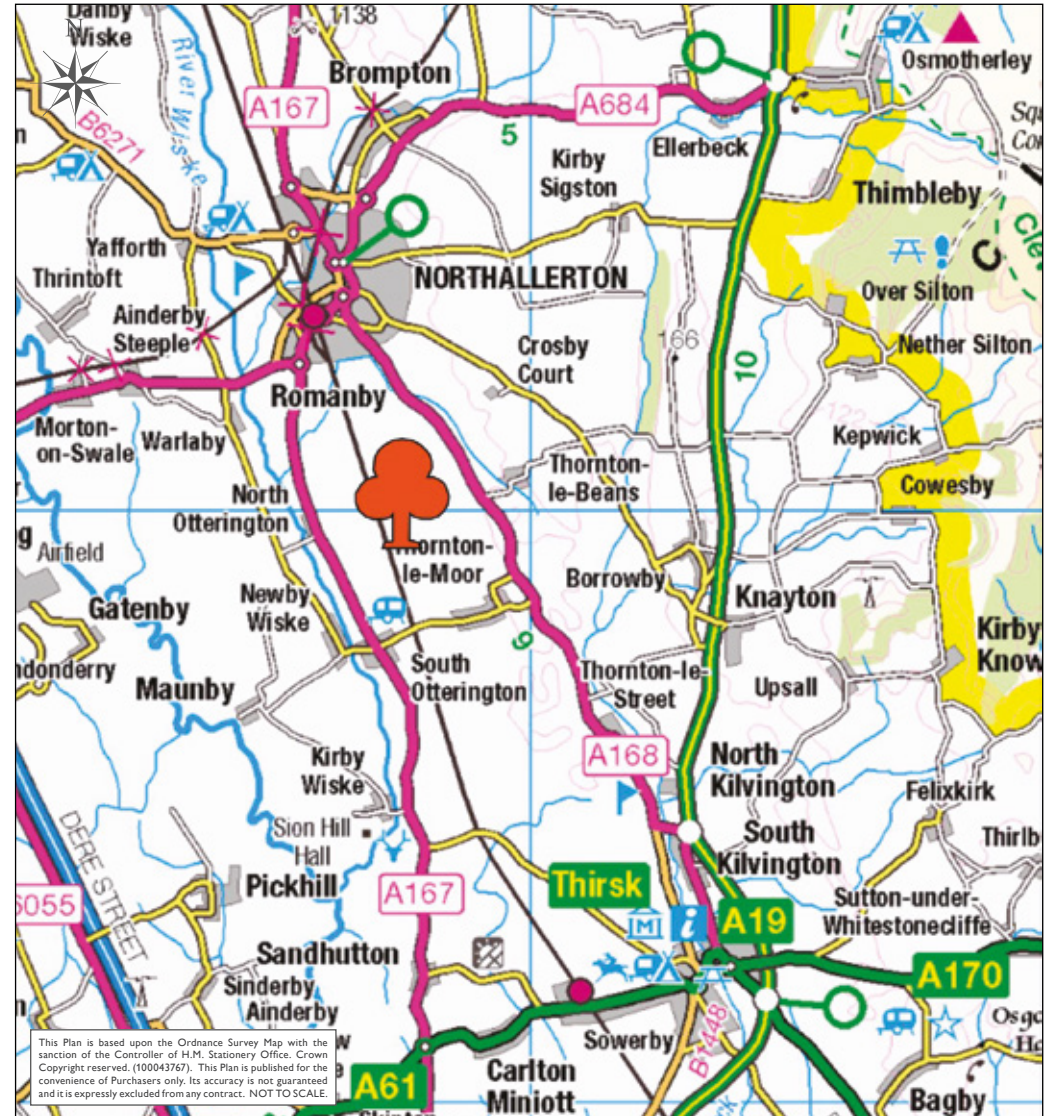
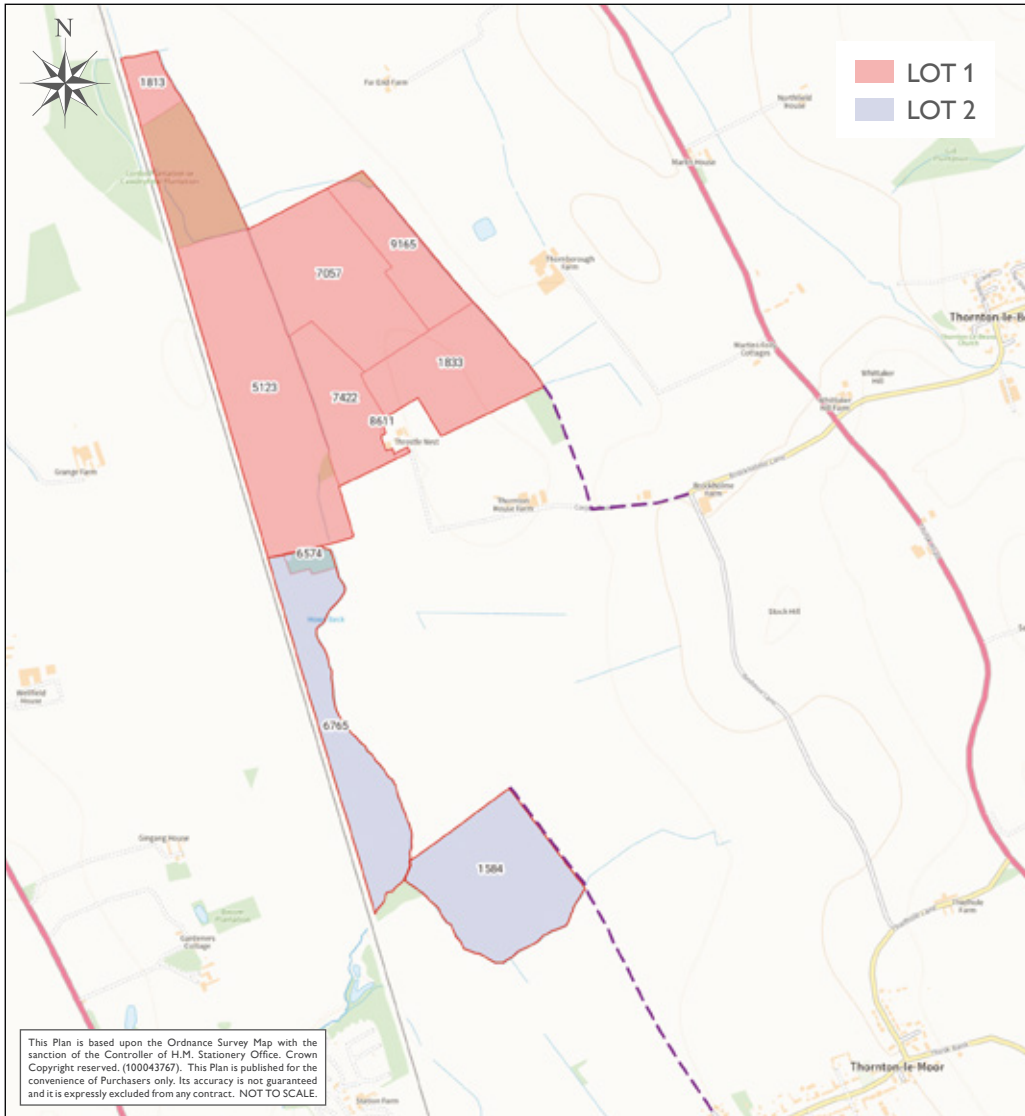
Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

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

Solicitors

Eccles Heddon (Tom Craven)



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.
7. Under Section 21 of the Estate Agents Act, we are obliged to inform interested parties that the vendors are related to a staff member of GSC Grays.

Particulars written: June 2024

Photographs taken: June 2024



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