



Northallerton
Auctions Limited

Land at Cowton Grange

75.30 Acres of Arable Land

North Cowton, North Yorkshire, DL7 0HN





Land at Cowton Grange

North Cowton, North Yorkshire, DL70HN

Northallerton - 13 miles, Darlington - 9 miles

A Ring-fenced block of Arable Land, set between North Cowton & Moulton extending to 30.43 hectares (75.30 acres) or thereabouts

Productive Grade 3 Arable Land

Capable of growing a wide range of crops.

Well Farmed & Soils Invested in by Vendor

For Sale as a Whole

Arable Land extending to approximately 30.43 Hectares

Guide Price

£625,000



**Northallerton
Auctions Limited**

Applegarth Mart, Northallerton, North Yorkshire, DL7 8LZ

Tel: 01609 772034

www.northallertonauctions.com

simon@northallertonauctions.com

Introduction

Land at Cowton Grange offers a ring fenced block of Arable Land North of the county town of Northallerton. The land has been well farmed by the vendor.

Situation

Located between North Cowton & Moulton whilst just 13 miles from the centre of Northallerton and 9 miles from Darlington. The land is accessed from Back Lane, running between the B1263 & Moulton

Description

The land is Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and capable of growing a great range of combinable crops.

Land

75.30 acres of capable arable land, growing a wide range of cereal crops and OSR. The land is classified as Grade 3 on the Agricultural Land Classification Map.

The land soilscape is Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

Services

The land benefits from a mains water connection

General Remarks

Viewings

Strictly by appointment through Northallerton Auctions

Tenure

The Land is freehold with vacant possession upon completion.

Basic Payment Scheme & Environmental Schemes

No Environmental Scheme exists on the land. The land is registered with the RPA, Basic Payment Scheme entitlements will be in addition to the purchase price. The purchaser of each lot will pay £140 per unit of Non-SDA entitlement. Northallerton Auctions Ltd will complete the transfer and will charge the purchaser(s) £200+VAT for each transfer.

Plans & Areas

The Plans are provided for identification only. Field data, including numbers & areas may vary from Ordnance Survey, RLR maps & Land Registry. We have carefully checked the details but potential purchasers must satisfy themselves with the property.

Timber, Minerals & Sporting

Any Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

Nitrate Vulnerable Zone

The farm is outside of any current Nitrate Vulnerable Zone

Growing Crops

The Purchaser(s) will purchase any growing crops based on the cost of inputs & operations at the date of exchange in accordance with the Central Association of Agricultural Valuers standard practice and taking into consideration any contractors costs actually charged and enhancement. The valuation will be

completed by Northallerton Auctions Ltd whose decision will be binding upon both the Purchaser(s) and the Vendor

Boundaries

The Vendor will sell all boundaries for which they have an interest in,

Wayleaves, Easements & Rights of Way

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

Method of Offering

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded.

All expressions of interest should initially be directed to Simon Manthorpe MRICS FAAV.

Contact

All enquiries should be directed to:

Simon Manthorpe MRICS FAAV

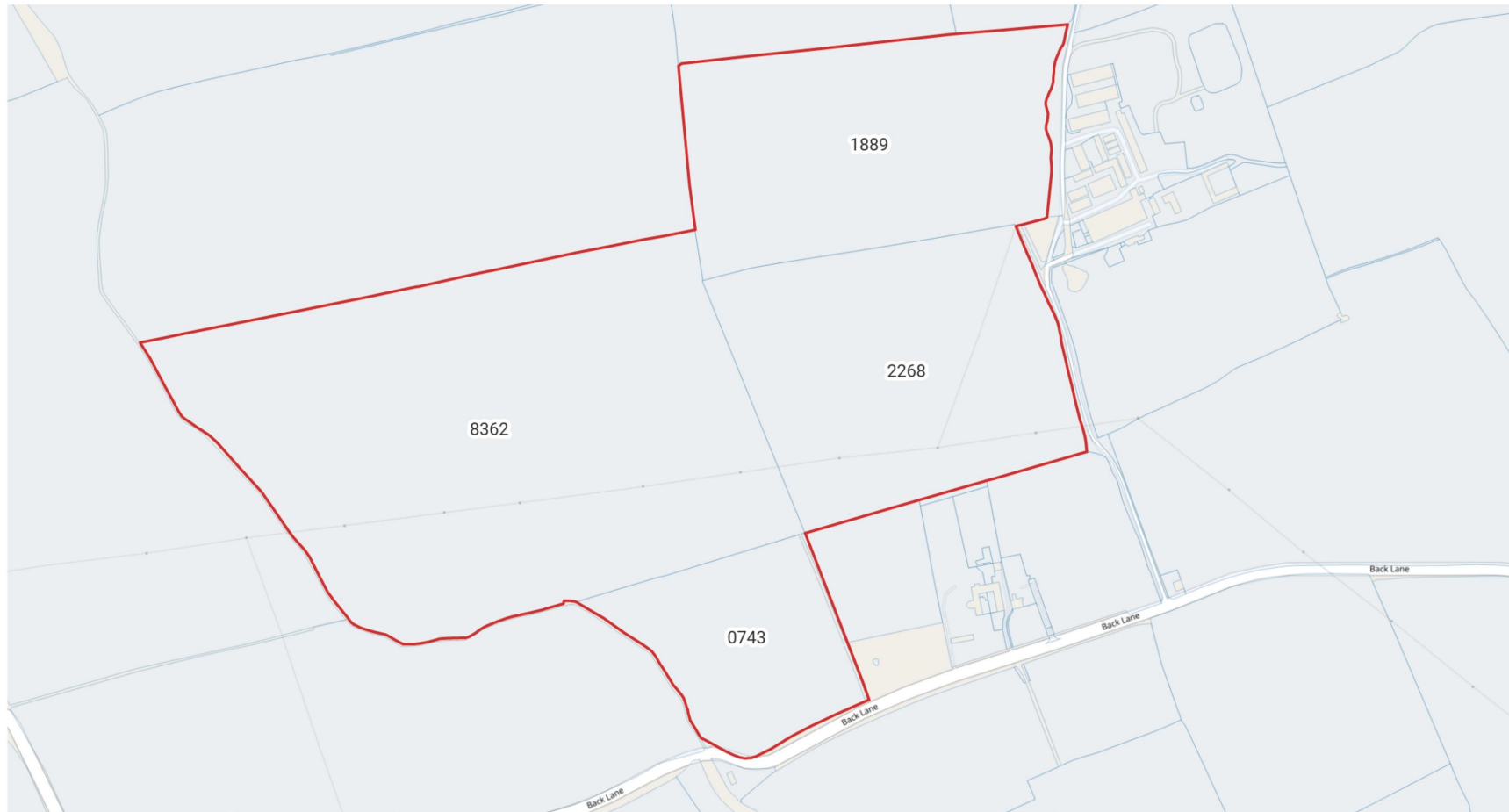
Email: simon@northallertonauctions.com

Northallerton Auctions Ltd, Applegarth Mart, Northallerton, North Yorkshire, DL7 8LZ

Tel: 01609 772034



Lot No	Field No	Cropping		Area	
		2020/21	2021/22	Hectares	Acres
TOTAL	1889	Spring Barley	Winter Barley	6.32	15.62
	2268	Spring Barley	Winter Barley	6.69	16.53
	8362	Spring Barley	Winter Barley	14.42	35.5
	0743	Spring Barley	Winter Barley	3.00	7.41
				30.43	75.30





Northallerton
Auctions Limited

Applegarth Mart, Northallerton, N. Yorkshire, DL7 8LZ

Tel: 01609 772034

www.northallertonauctions.com

IMPORTANT NOTICE

Northallerton Auctions Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

