

An aerial photograph of a large agricultural landscape. The foreground is dominated by a vast, golden-brown field, likely a recently harvested crop. In the middle ground, there is a distinct green pasture area with some white markings, possibly a field of sheep. The background features a dense line of trees and a small cluster of buildings, including a yellow house. The sky is clear and blue.

LAND AT FOREST LANE
Kirklevington, Yarm

RICHARD BROWN
& PARTNERS

Land at Forest Lane

Kirklevington, Yarm

Kirklevington – 0.5 miles, Yarm - 3 miles

**Productive block of Grade 3 arable land extending to
8.96 hectares (22.15 acres) or thereabouts**

Well fenced, roadside frontage and a mains water connection

FOR SALE AS A WHOLE

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

Tel: 01668 213 546

www.richardbrownandpartners.co.uk



GENERAL INFORMATION

An great opportunity for any purchaser to make a sound agricultural investment whilst adding first class arable acres to their existing holding. An excellent block of land and likely to be well sought after.

Description

At around 40m above sea level, the field is flat and regular shaped making it ideal for modern arable operations. The parcel has good roadside access (blue), is well fenced and has the benefit of a mains water connection should interested parties wish to return it to grass. All boundaries, apart from those adjoining the internal grass field, belong to the property.

Agricultural Land Classification map North East Region (ALC001) shows the land being classified as Grade 3. All land is classified by the Rural Land Registry as Non SDA. Formal land classifications aside, it is clear on inspection the land is in good heart having been well farmed.

GENERAL REMARKS

Basic Payment Scheme & Environmental Stewardship

BPS entitlements are included in the sale. The land is not subject to any form of stewardship agreement.

Timber and Sporting Rights

All standing and fallen timber will be included within the sale and the sporting rights are in hand.

Plans, Areas and Schedules

These are based measurements taken in September 2020 and on the areas provided by the Rural Land Registry and Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Please note there is a gas pipeline crossing the field and a public bridleway running along the eastern boundary.

Tenure

The land is offered for sale with the benefit of vacant possession.

Development "Clawback" Clause

The field is offered for sale subject to a 20 year development clawback on 25% of any uplift from agricultural value.

Covenant

The land is held and indeed will be sold subject to a covenant for the benefit of the neighbouring property known as Ravensgarth and requires that any buildings ("now standing - or to be erected") on the land are to be used for general agricultural purposes only, and not for the intensive breeding of poultry or pigs.

Method of Sale

The land is initially being offered for sale by private treaty.

Viewings

Appointments to view will be through Richard Brown & Partners; 01668 213 546. Please be aware of the potential hazards of a working farm and be as vigilant and careful as possible when making an inspection of the property.





IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our 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 were prepared and photographs used were taken in September 2020. These particulars are set out as a general outline only for the guidance for interested parties 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 Vendors or their 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.

RICHARD BROWN & PARTNERS

Tel: 01668 213 546

www.richardbrownandpartners.co.uk