



Land off Cross Lane

GREAT OUSEBURN, NORTH YORKSHIRE

Carter Jonas | Simply better
property advice

LAND OFF CROSS LANE GREAT OUSEBURN YORK NORTH YORKSHIRE YO26 9RQ

An attractive parcel of productive grassland extending to approximately 5.98 acres.

The land at Cross Lane comprises a ring-fenced block of pasture extending in all to approximately 5.98 acres (2.42 ha) situated on the eastern fringe of Great Ouseburn.

The property is understood to be classified as Grade 3 under the Agricultural Land Classification and has historically grown combinable crops. Access is taken directly from the public highway known as Cross Lane.

METHOD OF SALE

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

TENURE & POSSESSION

The land is offered for sale freehold with vacant possession on completion.

BASIC PAYMENT SCHEME

The land is sold without Basic Payment Scheme entitlements.

ENVIRONMENTAL SCHEMES

The property is included within a Countryside Stewardship Agreement (Mid-Tier) (Ref: 518062).

SERVICES

The land will benefit from a metered water supply upon completion.

FENCING

The purchaser will be required to erect and maintain a stock proof boundary fence within 6 weeks of completion, subject to the vendors approval of design and specification.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, watercourses and other easements quasi or reputed easements and right of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

ADDITIONAL INFORMATION

The vendor is also marketing approximately 19.20 acres of pasture to let which adjoins the southern boundary.

VAT

Any guide prices quoted are exclusive of VAT, if applicable.

VIEWINGS

Parties are permitted to view the land on foot during reasonable daylight hours whilst in possession of these sales particulars. Please inform Carter Jonas that you intend to view the land - 01423 707835.

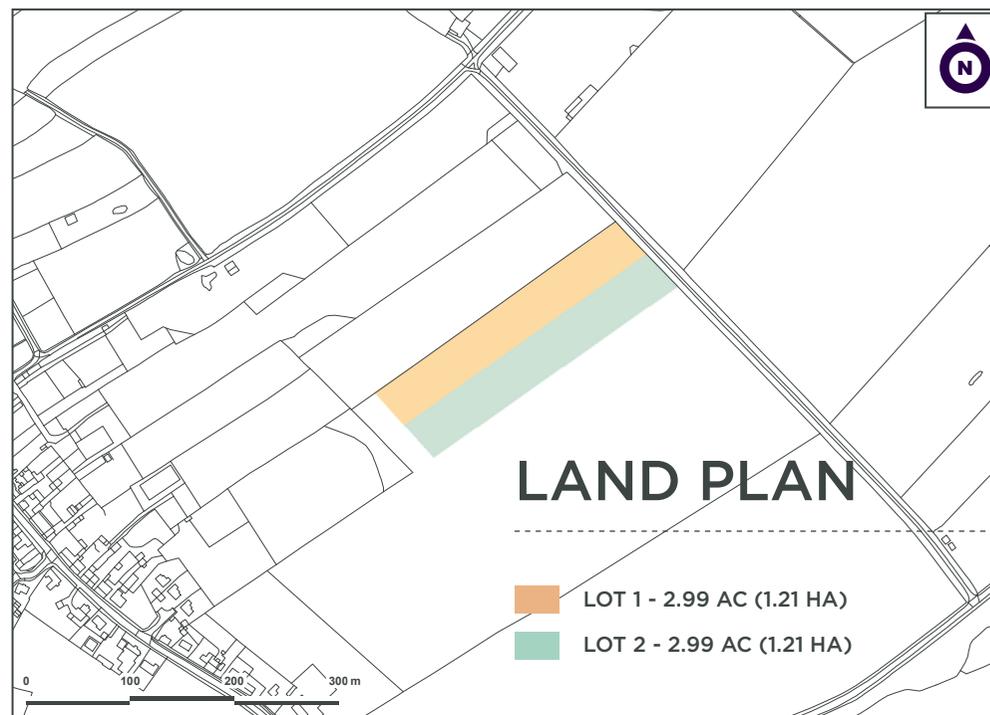
Please take care when inspecting the property and be as vigilant as possible for your own personal safety.

DIRECTIONS

From York proceed west on the A59 towards Harrogate for 8.5 miles, at Green Hammerton turn right onto the B6265 and continue for 2.75 miles before turning right through Little Ouseburn continue for 0.5 miles, turning left at the "T" junction. Take the first right onto Boat Lane and then the first left onto Cross Lane. The property is on your left after 0.3 miles.



///lands.saved.meanest



HARROGATE

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01423 707801 | sam.johnson@carterjonas.co.uk

LONDON

020 7518 3264 | mayfair@carterjonas.co.ukk

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



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Carter Jonas

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LAND OFF CROSS LANE, GREAT OUSEBURN, YORK

For Sale by Informal Tender

TENDER FORM AND CONDITIONS OF SALE

Offers should be submitted to the Selling Agent (Tom Hind) no later than
12:00 NOON on FRIDAY 11th March 2022
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or indeed any offer.
- 7) Offers made by email should be submitted under the subject heading "SALE OF LAND OFF CROSS LANE, GREAT OUSEBURN"
- 8) Offers should be submitted in an envelope with "SALE OF LAND OFF CROSS LANE, GREAT OUSEBURN" written in the top left hand corner.

Offers should be completed and submitted on the form attached overleaf.

Subject to Contract

TENDER FORM

To be returned to Selling Agent's Harrogate Office
by 12:00 NOON on FRIDAY 11th March 2022

Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JX

thomas.hind@carterjonas.co.uk

Tel: 01423 523 423

Fax: 01423 521 373

Name

Address

.....

Email

Telephone

Offer

OFFER DESCRIPTION	GUIDE OFFER
Lot 1 Productive pastureland extending to 2.98 Ac (1.21 Ha)	£45,000
Lot 2 Productive pastureland extending to 5.99 Ac (1.21 Ha)	£45,000
Whole Productive pastureland extending to 5.99 Ac (2.42 Ha)	£90,000

My / Our offer is: a Cash purchase
(delete as applicable)
Subject to Finance
Subject to the sale of other property

If the purchase is subject to any conditions such as survey, planning or timescale please give full details.

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My / Our intended use is:

Financial Reference (if applicable):

Name

Address

.....

Telephone

Solicitor

Name

Address

.....

Telephone

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed Dated

Print name

**TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 12:00 NOON ON FRIDAY 11th March 2022**



Tom Hind
thomas.hind@carterjonas.co.uk