



Land at Throxenby

SCARBOROUGH

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property advice

LAND AT THROXENBY LOW ROAD SCARBOROUGH YO12 5TD

Productive block of improved grassland, amenity woodland and sporting rights within a ring-fence.

A rare opportunity to acquire a ring-fenced parcel of productive improved grassland, some of which has been in arable production, together with amenity woodland situated within the North York Moors National Park extending in all to approximately 161.63 acres (65.41 hectares).

For sale by private treaty as a whole.



LOCATION

The land at Throxenby is situated in open countryside approximately 1 mile to the south-west of the village of Scalby and approximately 3 miles to the west of the popular Victorian seaside resort of Scarborough.

The property benefits from good road frontage with vehicular access taken from Low Road on the south-eastern corner of the land and Red Scar Lane on the eastern boundary.

Access to the A170 connecting Helmsley and Scarborough is situated within 2 miles.

The land at Throxenby falls within the North York Moors National Park.

LAND

A ring-fenced block of improved grassland, some of which has previously been in arable cropping, together with amenity woodland and wildlife pond extending in all to approximately 161.63 acres (65.41 hectares).

The land comprises approximately 140.98 acres (57.05 hectares) of improved grassland, 2.69 acres (1.09 hectares) of rough pasture and wildlife pond together with three parcels of mixed species amenity woodland extending to approximately 15.64 acres (6.33 hectares), the remaining 2.32 acres (0.94 hectares) comprises track and livestock handling/hard standing area.

The woodland, ponds and field corners have all been managed to optimise the sporting potential of the land with a release pen sited centrally and the pond providing flight shooting.

The land is classified as Grade 3 under the MAAF Provisional Agricultural Land Classification. The underlying soil type is classed as being predominantly part of the “Salop” series which is described as a slowly permeable reddish fine loamy over clay soil summarised as being ideal for dairying on short term grassland together with an area situated on the western boundary being

classed as part of the “Wharfe” series, which is described as deep and stoneless permeable fine loam soil which is ideal for grassland production and arable in drier regions. The land also benefits from a mains water supply.

The boundaries comprise mature hedgerows together with post and wire fencing providing stockproof boundaries.

The land has a moderately north facing aspect rising from approximately 45 metres above sea level on the northern boundary to approximately 75 metres above sea level on the southern boundary.

OVERAGE

The area hatched on the sale plan is sold subject to an overage clause for a term of 25 years whereby if planning consent is granted for a change of use other than agriculture, forestry or equestrian purposes, a clawback of 30% will be due in favour of the vendors which will be triggered on the implementation of, or sale with planning consent, whichever occurs first.

TENURE & POSSESSION

The property is offered for sale freehold subject to a Farm Business Tenancy due to expire 5th October 2022.

Any Tenant’s Fixtures including cattle handling pens will be removed at the termination of the agreement.

METHOD OF SALE

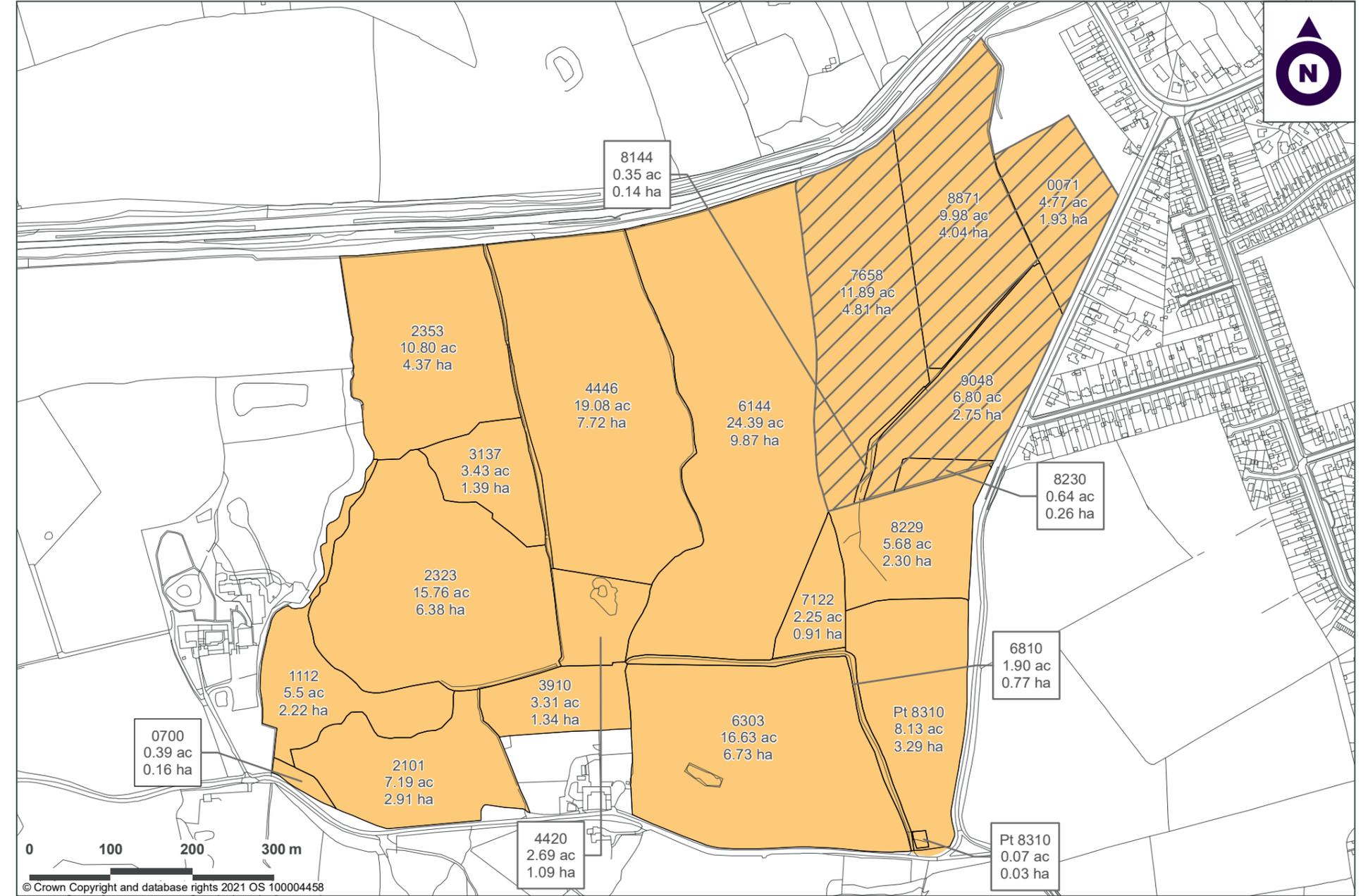
The property is offered for sale by private treaty as a whole subject to contract.

The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded the particulars, please register your interest with the Harrogate office so you can be kept fully informed as to how we propose to conclude the sale.

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BASIC PAYMENT SCHEME

The land is sold without Basic Payment Entitlements.

ENVIRONMENTAL SCHEMES

The land has not been entered into any environmental schemes.

DESIGNATIONS

The Property is situated within the North York Moors National Park.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights 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.

The land is sold subject to rights reserved in favour of third party properties at Raincliffe Farm in connection with drainage from private sewerage treatment systems.

HEALTH & SAFETY

Inspections are undertaken expressly at the parties own risk. Please be as vigilant as possible when making an inspection for your own personal safety, particularly around any livestock and machinery.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

SPORTING & TIMBER RIGHTS

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

MINERALS

The Royal mines of Gold and Silver are excepted from the extent of the Property hatched on the sale plan.

All minerals and associated rights of extraction are specifically reserved from the sale

LOCAL AUTHORITIES

Scarborough Borough Council
www.scarborough.gov.uk

North York Moors National Park
www.northyorkmoors.org.uk

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. Viewings are to be undertaken at your own risk. No responsibility will be accepted for any loss or injury caused.

DIRECTIONS

From Scarborough Train Station proceed west on the A64 and Falsgrave Road for 0.5 miles before taking the second exit onto Scalby Road (A171). Proceed 0.8 miles before turning left onto Lady Edith's Drive follow the road for one mile which leads onto Low Road opposite Throxenby Mere, where the land can be accessed.



///master.crops.festivity



HARROGATE

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13-15 Albert Street, Harrogate, HG1 1JX

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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LAND AT THROXENBY, SCARBOROUGH, YO12 5TD

For Sale by Informal Tender

TENDER FORM AND CONDITIONS OF SALE

Offers should be submitted to the Selling Agent (Sam Johnson / Tom Hind) no later than
12:00 NOON on FRIDAY 30TH SEPTEMBER 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 any offer and reserve the right to further negotiate the sale and disclose offer levels in open negotiations.
- 7) As per the Money Laundering Regulations, the Selling Agent is required to verify identity and proof of residence of the Purchaser. Accordingly, the successful purchaser will be required to attend the Harrogate office of Carter Jonas and provide a form of identification and proof of address. Further details are available on request.
- 8) Offers made by email should be submitted under the subject heading "LAND AT THROXENBY, SCARBOROUGH" or written in the top left hand corner of the envelope if posted.

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
12:00 NOON on FRIDAY 30TH SEPTEMBER 2022

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

sam.johnson@carterjonas.co.uk
thomas.hind@carterjonas.co.uk

Tel: 01423 707801

Name

Address

.....

Email

Telephone

Offer

<u>DESCRIPTION</u>	<u>GUIDE</u>	<u>OFFER</u>
A ring-fenced parcel of improved grassland together with wildlife pond and amenity woodland situated within the North York Moors National Park extending in all to approximately 161.63 acres (65.41 hectares)	£900,000

My / Our offer is:
(delete as applicable)

a Cash purchase

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.

.....

.....

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 FRIDAY 30TH SEPTEMBER 2022**



Sam Johnson
sam.johnson@carterjonas.co.uk

Tom Hind
thomas.hind@carterjonas.co.uk