



## LAND AT TOCKWITH

YORK





# STRATEGICALLY POSITIONED HIGHLY PRODUCTIVE ARABLE LAND WEST OF TOCKWITH, IN ALL ABOUT 26.68 ACRES (10.80 HA).

## LAND AT TOCKWITH, YORK

The land at Tockwith extends to approximately 26.68 acres in a single field, west of the village and Business Park on the junction of Tockwith Lane and Roman Road. Moor Lane and Moorside Business Park form the western boundary.

The level arable land is well suited to cereal and root crops, soils are classified as Grade 2 and 3 under the MAFF Provisional Agricultural Land Classification. The land is bound in part by mature trees and hedges, which add to the amenity and appeal. The southern field entrance off Moor Lane includes a useful hardstanding area.

The land is located between two existing Business Parks and has medium to long term development potential (subject to the necessary consents).

### General Information

#### Back Cropping

2021	Winter Barley
2020	Spring Barley
2019	Potatoes
2018	Winter Wheat
2017	Oil Seed Rape

### Rights of Way, Easements & Wayleaves

The land is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not. There are no known public rights of way across the land.

### Local Authority

Harrogate Borough Council.

### Subsidies & Grants

The farmland is registered on the Rural Land Registry and Basic Payment Scheme (BPS) Entitlements are included in the sale. The Entitlements are currently held by and have



been claimed in 2021 by the vendors. The selling agents will endeavour to facilitate transfer to the purchaser in readiness for the 2022 claim, the charge for which, will be £200+VAT. There are currently no active stewardship schemes in place over the land.

### Sporting Rights

The sporting rights are included insofar as they are owned.

### Mineral Rights

The sporting rights are included insofar as they are owned.

### Services

No mains services are connected.

### Drainage

The land lies within the The Ainsty (2008) Internal Drainage Board.

### Tenure

The freehold of the farmland is offered for sale with vacant possession following harvest 2021. The vendors would be very interested in continuing to farm the land under a Farm Business Tenancy or Contract Farming arrangement with the purchaser.

### Method of sale

The land is offered for sale by private treaty as a whole, all prospective purchasers are encouraged to register their interest with the selling agents.

### Sale conditions

The land is sold subject to a development overage set at 30% of any uplift in value as the result of the grant of any planning consent, for a period of 20 years from the date of completion of the sale. Excepted forms of development are agriculture (including renewable energy crops), equestrian, forestry or open field horticulture.

The vendors may consider offers which amend or exclude the overage provisions.

### Post Code

YO26 7QG (nearest)

### Viewing

The land may be inspected at all reasonable times, on foot, with a copy of the sale brochure. No damage should be caused to the standing crop and due care should be taken, with particular note to open ditches and drains.

### Date of Information

Particulars prepared – June 2021  
Photographs taken – June 2021

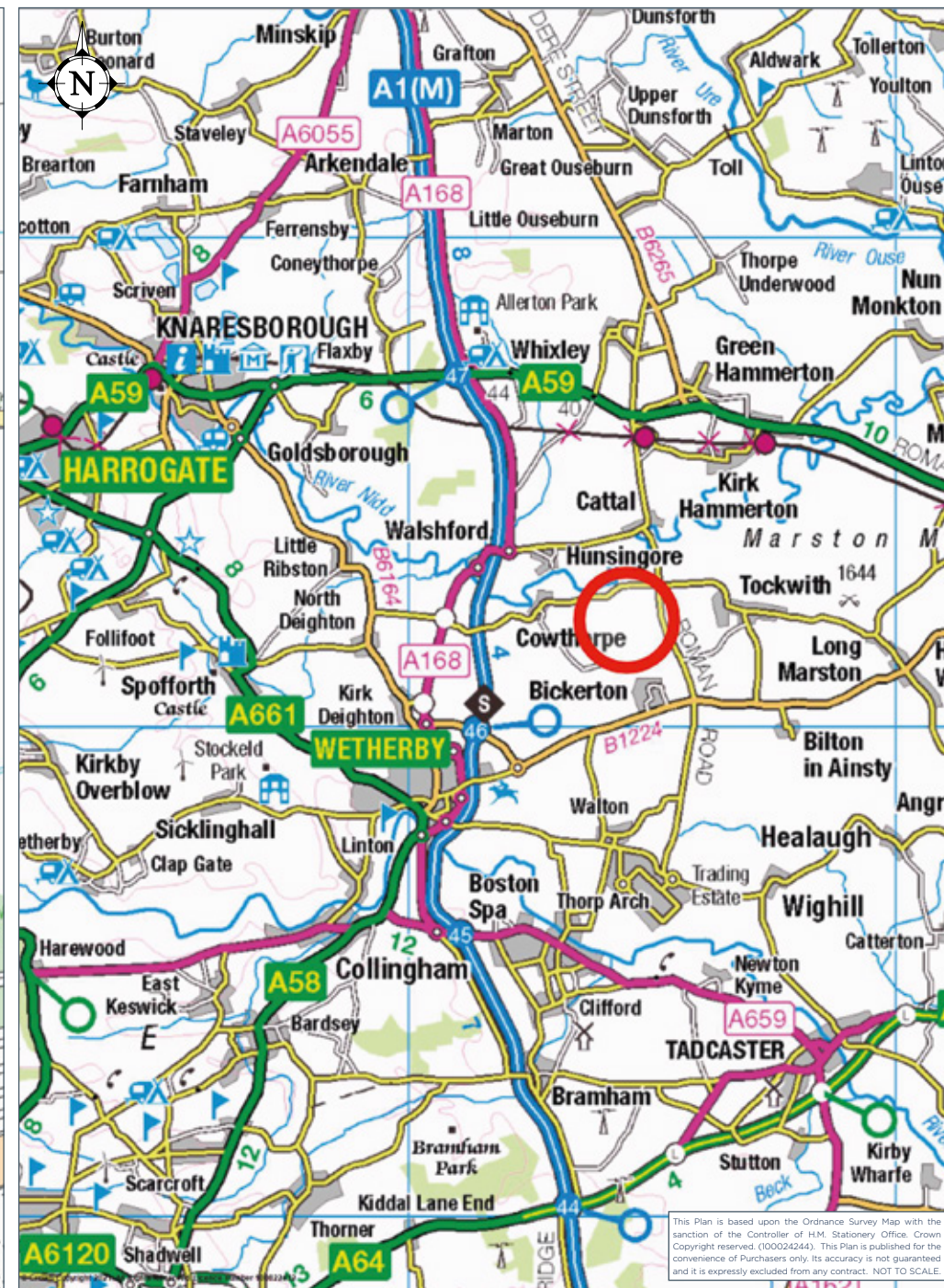
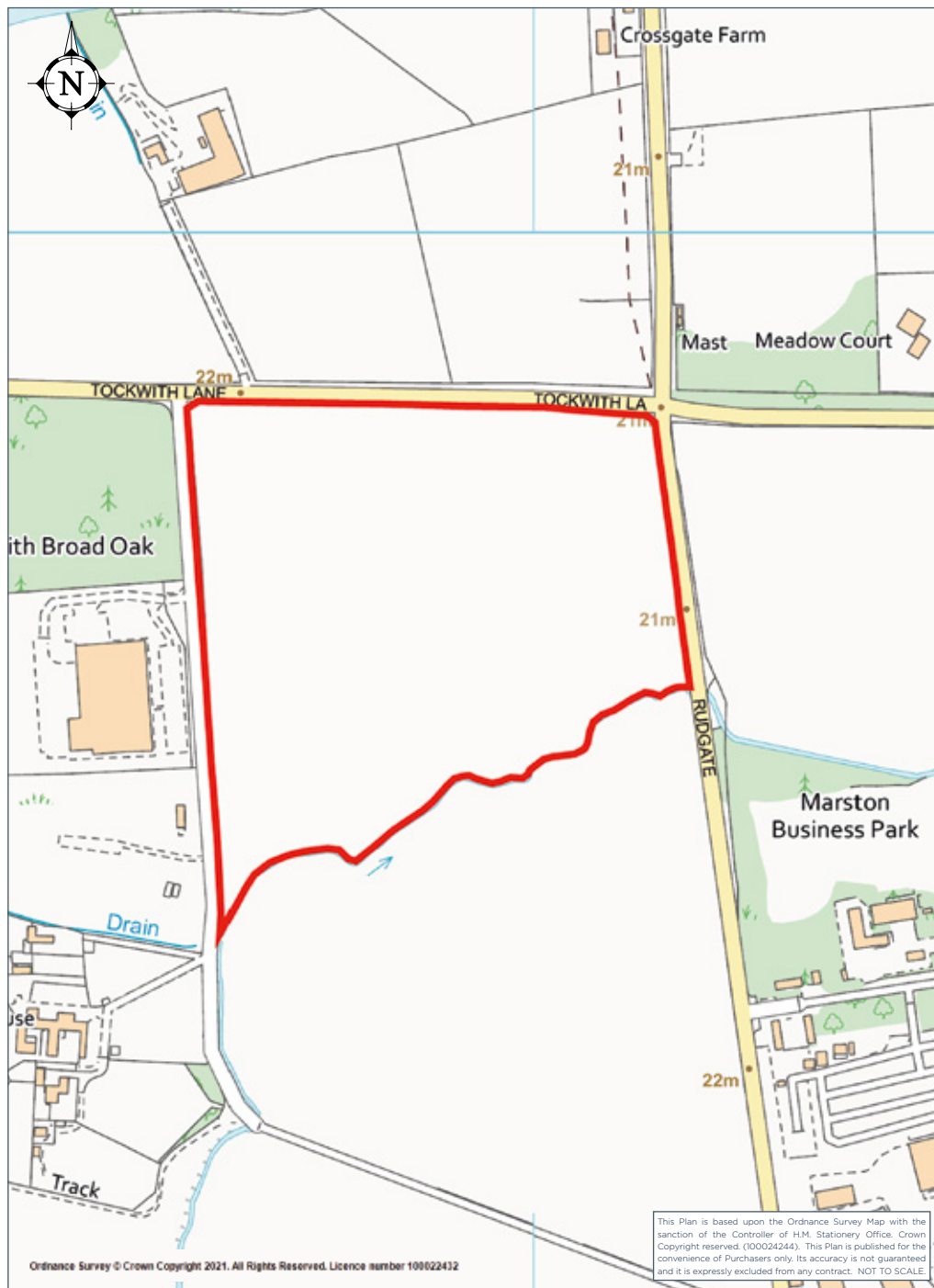
### Agents note

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills.

### Contact

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