



## Land at Markington, Harrogate, North Yorkshire

163.10 Acres (66.02Ha) Approx.

An exciting opportunity to purchase a block of productive Grade 3 farmland comprising a mix of arable and productive grassland with small areas of woodland in a sought after area. The land is divided into convenient sized lots with good access routes and close to the main A61 trunk road.

For Sale by Private Treaty as a Whole or in Lots

**Guide Price: £1,800,000**



## LOCATION & SITUATION

The land lies to both the north and south of the village of Markington, approximately 6 miles north of Harrogate and 4 miles south of Ripon and less than 1 mile off the A61 trunk road. The land lies between 70 and 100m above sea level and is not classified as Greenbelt or within a National Park of AONB.

## DESCRIPTION

The land extends to approximately 163.10 Ac (66.02 Ha) and comprises two separate blocks of mixed arable and grassland which is conveniently divided into 4 lots for sale.

The land to the north of Markington Village has access directly off the highway adjacent to Waterloo Farm with a good track providing access to the separate parcels of land. The arable land is cropped with Winter Wheat having previously grown cereals, maize and grass crops in rotation.

The land south of Markington Village can be accessed directly off the highway to field 7580, via a right of way passing through Wallerthwaite Farm with tracks around field 3758 giving wider access. Vehicular access can also be gained down Kingwood Lane to Lot 3 and 4. This land has been cropped with a mix of winter cereals, maize and temporary grass crops in rotation with regular applications of manure and slurry.

## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold.

The land is sold subject to an existing Farm Business Tenancy which is due to expire on 30<sup>th</sup> September 2025 with a current passing rent of £20,970 which will be apportioned from the date of completion. The land is also sold subject to an existing Licence for the Sporting Rights which is due to expire on 1st February 2025 with a current passing rent of £1,226.55 which will be apportioned from the date of completion.

## BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are now de-linked and all payments will be retained by the seller or tenants as appropriate.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The seller is not aware of any Environmental Stewardship Scheme covering the land.

Woodland within Lot 1 & 2 is subject to an ongoing Woodland Grant Scheme with annual maintenance payments which will be transferred to the purchaser upon completion.

## SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber are included in the sale so far as they are owned. The Mineral rights are understood to be excluded from the ownership.

## NITRATE VULNERABLE ZONES

Lot 1, 2 & 3 lie within a Nitrate Vulnerable Zone.

## DIRECTIONS

From Harrogate proceed north on the A61 towards Ripon. Pass through the village of South Stainley and continue for a further 1 mile before turning left signed Markington. Proceed along the road for approximately ½ mile and Lot 2 can be found on your left hand side marked by a For Sale board. Continue into the village and turn right at the T junction after the post office, continue for approximately ¼ mile and Lot 1 can be found on your left hand side marked by a For Sale board.

## RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

There are a number of public footpaths which cross the land as indicated on the sale plan in these particulars. Kingwood Lane is a bridle path which continues south through Lot 3 as indicated.

The use of the property as a windfarm, or erection of wind turbines is prohibited. The erection of any building over 35ft in height is prohibited on the land hatched black in Lot 1.

## OVERAGE CLAUSE

The property is sold subject to an existing overage clause whereby a previous owner and their successors in title has reserved the right to clawback a share in the uplift in value resulting from any planning consent or change of use application at a rate of 25% for a term ending in January 2028. Such overage to exclude any consent for agricultural or equestrian use.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, the property benefits from a right of access over the red dotted line passing Wallerthwaite Farm for agriculture, equestrian, recreational or sporting uses (this excludes motorsport and motorised recreational uses).

In the event that Lot 2 and 3 are sold to separate parties, Lot 2 will benefit from a similar right of way over Lot 3 along the route shown by a purple dotted line, maintenance to be on a subject to user basis.

A Yorkshire Water main crosses Lot 1 as indicated on the plan which is covered by an easement.

## BOUNDARIES

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.

## FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

## FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps with adjustments for ownership boundaries:

Sheet No.	Field No	Use	Ha	Ac
<b>Lot 1 Land at Waterloo</b>				
SE2965	0764	Permanent Grassland	3.56	8.79
SE2965	1855	Winter Wheat & Game Cover	2.92	7.21
SE2965	0147	Winter Wheat	2.25	5.56
SE2865	9038	Winter Wheat	1.68	4.14
SE2865	7745	Winter Wheat	5.51	13.62
SE2865	6927	Winter Wheat	0.72	1.78
SE2865	8759	Woodland	0.42	1.04
SE2865	9145	Woodland	0.63	1.58
		<b>Sub Total</b>	17.7	43.72
<b>Lot 2 Land East of Wallerthwaite</b>				
SE2964	8948	Temporary Grass & Game Cover	12.90	31.88
SE2964	7580	Temporary Grass & Game Cover	3.43	8.48
SE2964	6055	Woodland	1.43	3.53
SE2964	8136	Woodland	0.28	0.68
SE3064	0235	Woodland	0.16	0.39
		<b>Sub Total</b>	18.20	44.96
<b>Lot 3 Land South of Wallerthwaite</b>				
SE2964	2154	Temporary Grass	5.13	12.68
SE2964	4227	Winter Wheat	6.80	16.81
SE2964	5344	Temporary Grass & Game Cover	4.44	10.97
SE2964	6634	Temporary Grass	1.86	4.59
SE2964	3758	Temporary Grass	5.36	13.24
		<b>Sub Total</b>	23.59	58.3
<b>Lot 4 Land off Kingwood Lane</b>				
SE2964	3114	Winter Barley	6.53	16.12
		<b>Sub Total</b>	6.53	16.12
<b>Total</b>			66.02	163.10

## SOILS

The land is all classified as Grade 3. The soils of Lot 1 sit within the Wick 1 series being described as deep well drained coarse loamy and sandy soils over gravel, some affected by groundwater.

The soils over Lot 2-3 are of the Salop series being slowly permeable seasonally waterlogged reddish fine loamy over clayey, fine loamy and clayey soils.

## SERVICES

No services are currently connected to the land.

## LOT 1 – Land at Waterloo - Guide Price £475,0000

### Shaded Red on the Sale Plan

Extending to approximately 43.72 ac (17.70 Ha) and comprising a mix of Grade 3 arable and grassland and including a woodland copse across the centre of the land. This lot offers an attractive parcel of land suited to mixed farming with sporting and amenity potential together with scope for natural capital enhancements.

Access to the land is gained off the public highway into field 1855 or via a right of way over a short stretch of track from the road to field 0764 passing Waterloo Barn.

There is a footpath that crosses the land from north to south as shown on the attached site plan. An overhead electricity line also crosses the land.

## LOT 2 – Land east of Wallerthwaite - Guide Price £500,0000

### Shaded Blue on the Sale Plan

Lot 2 consists of approximately 44.96 ac (18.20 Ha) of Grade 3 arable, grassland and woodland situated to the east of the historic village of Wallerthwaite. Currently laid predominantly to temporary grass but having been cropped with cereals and maize, the land offers scope for a range of cropping and uses.

Accessed off the public highway into field 7580 and with a right of way through Wallerthwaite Farm and over Lot 3.

## LOT 3 – Land south of Wallerthwaite – Guide Price £650,0000

### Shaded Orange on the Sale Plan

This central lot is accessed either through Wallerthwaite Farm or over Kingwood Lane and extends to approximately 58.30 ac (23.59 Ha) and comprises predominantly arable land divided by mature hedgerows running down to a natural stream on the southern boundary.

Cropping has been with a mix of cereals, maize and grass crops with regular applications of slurry and manure. The land offers a good block of productive farmland in an accessible location and with scope for alternative uses.

## LOT 4 – Land off Kingwood Lane – Guide Price £175,0000

### Shaded Green on the Sale Plan

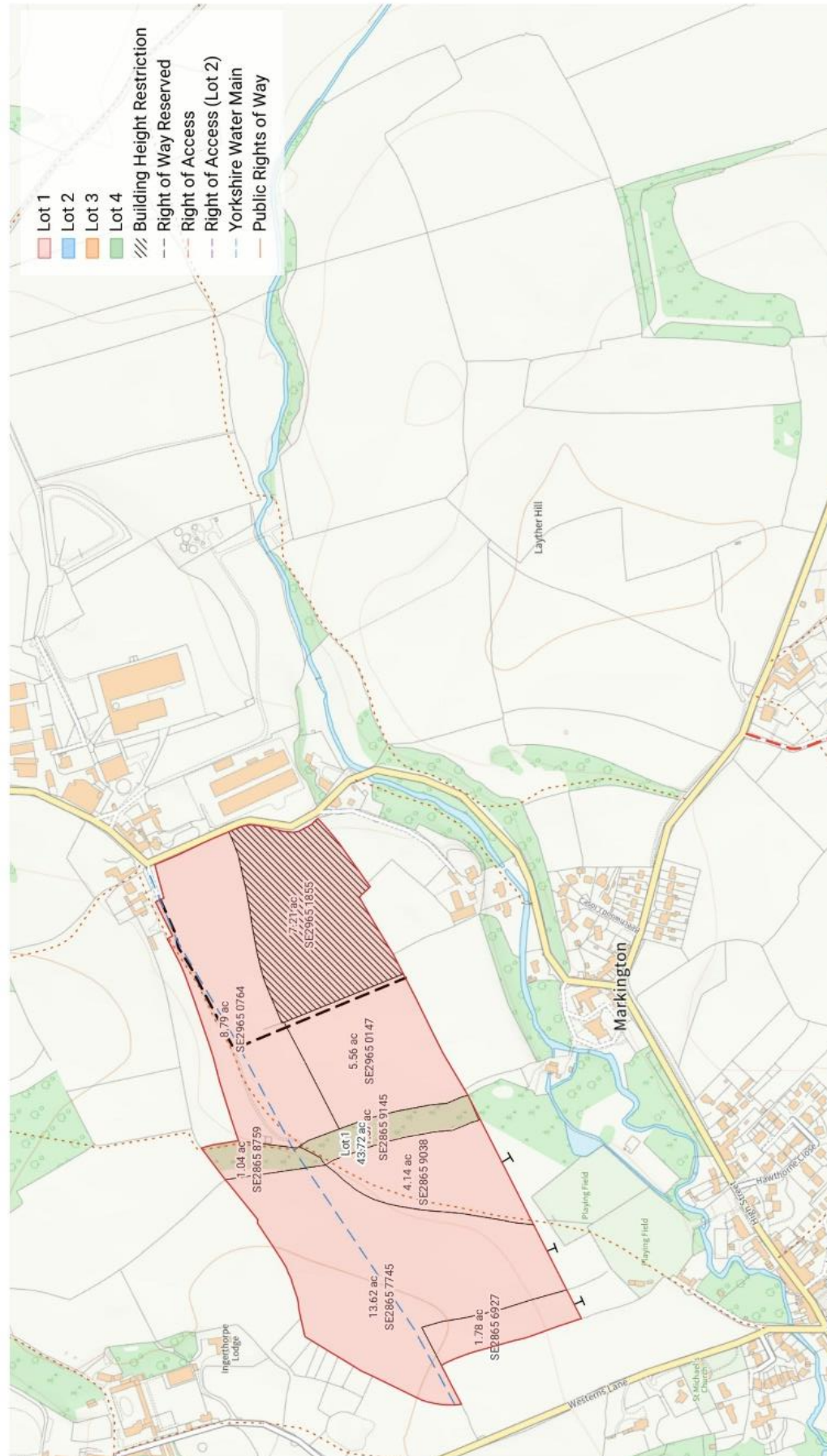
A single arable field with access off Kingwood Lane, this field has been cropped with cereal and grass crops over recent years.

Bounded by mature hedgerows and running down to a stream along the southern boundary, the land has scope for a range of uses including agriculture, equestrian, amenity and environmental services.

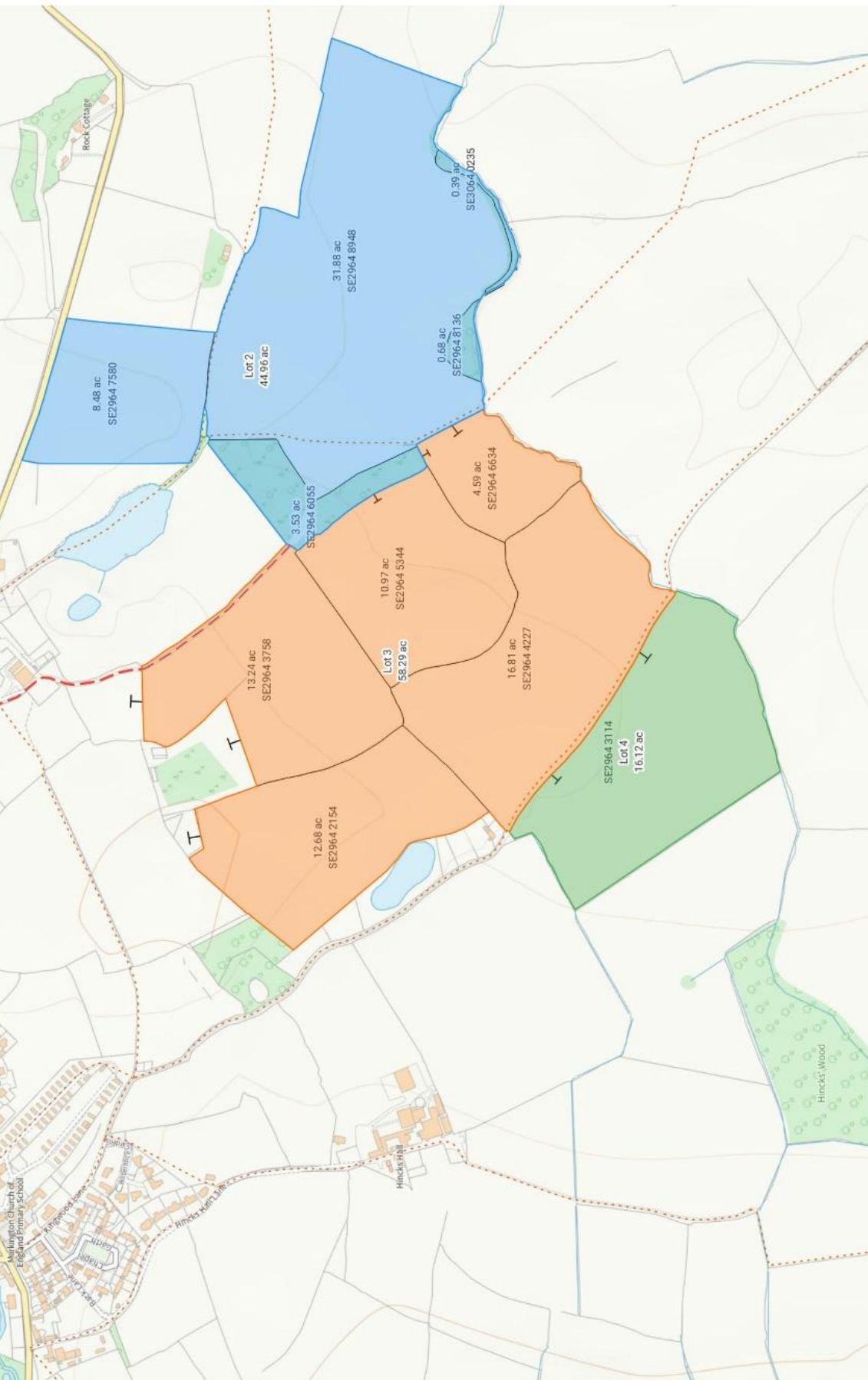
A bridle path runs from Kingwood Lane over lot 3 providing access to a wider network of bridle paths.

## Hardcastle Rural Surveyors

Land at Waterloo &  
Wallerthwaite, Markington  
Sale Plan





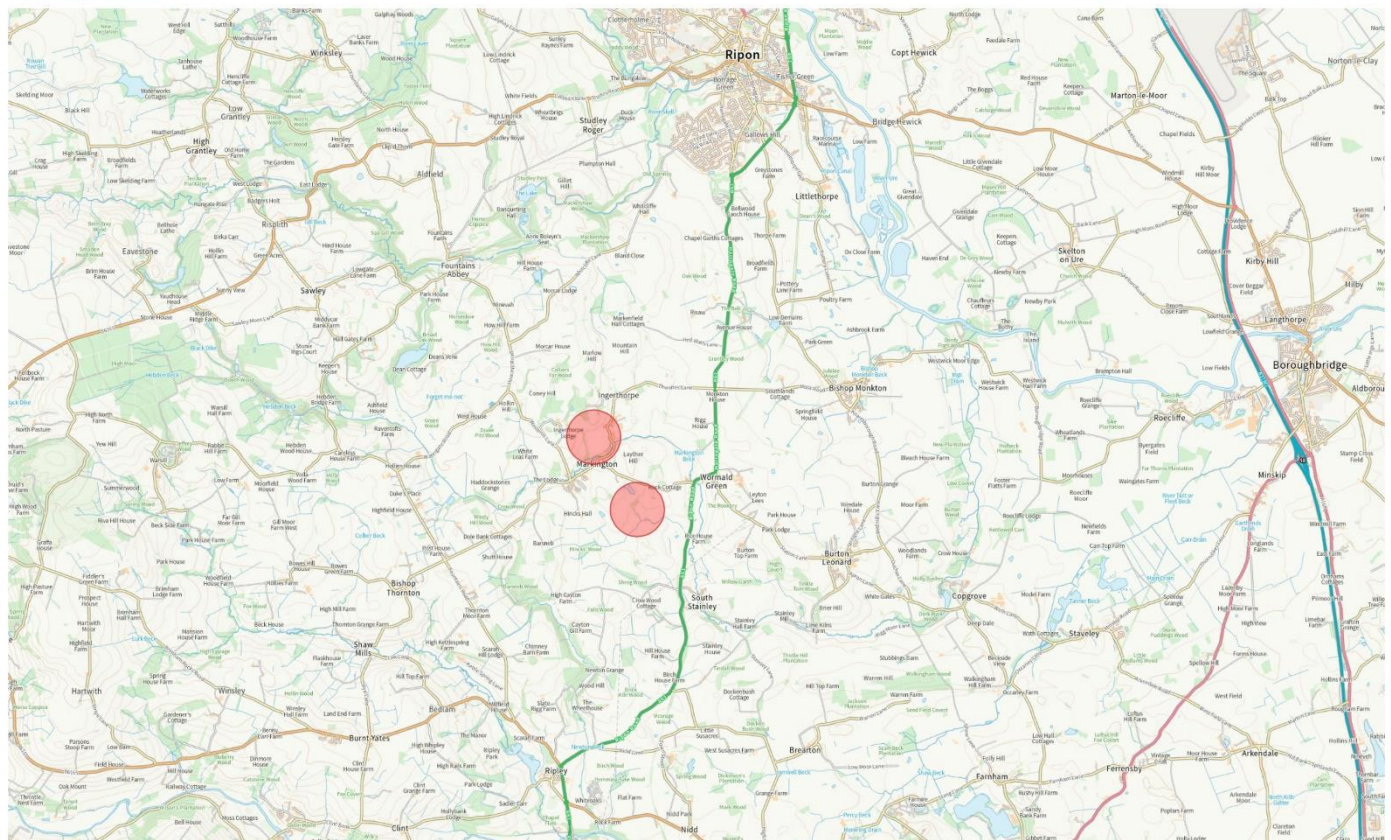


Scale 1:6000 (at A3)

100 m

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## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

## LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,  
Northallerton DL6 2NA  
Tel: 01609 780780 [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

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1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
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6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

## VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

## VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.