



WILD MAN FROM BORNEO
12.72 ACRES, OLD MALTON, NORTH YORKSHIRE

Cundalls



WILD MAN FROM BORNEO / 12.72 ACRES

OLD MALTON MALTON NORTH YORKSHIRE

A64 1 mile, Malton 2 miles Pickering 7 miles, York 20 miles, (All distances approximate)

ATTRACTIVE PARCEL OF AMENITY WOODLAND

- 12.72 acres mature grassland and woodland.
- Comprises two compartments of predominantly mature mixed deciduous woodland
- Main species comprises Oak, Ash, Sycamore and Cherry
- Provides conservation and wildlife opportunities.
- May offer potential for leisure uses such as glamping or creation of ponds etc, subject to necessary consents.
- Well-positioned in a nice rural position but close to Malton, Pickering and A64.

FOR SALE BY PRIVATE TREATY: AS A WHOLE

GUIDE PRICE: £150,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase a very attractive parcel of around 12.72 acres of mature amenity woodland known as 'Wild Man from Borneo' situated in an attractive rural location just off the A169 between Malton and Pickering.

Wild Man From Borneo comprises approximately 12.72 acres (5.15 ha) of good quality mature and more recently planted deciduous and conifer woodland. The woodlands offer a rare opportunity for individuals to purchase a quiet and secluded parcel of land home to a variety of wildlife.

The woodland is believed to have been named after a famous racehorse that won the 1895 Grand National.

The woodland is located in a ring fence and currently comprises two compartments of mixed broadleaved and deciduous woodland including Oak, Ash, Sycamore and Wild Cherry.

Compartment 0001A

Amounts to 6.99 acres (2.83ha). This section was felled and then re-planted in 1999 with mixed Deciduous trees. These trees have grown well and are now maturing nicely.

Compartment 0001B

Amounts to 5.63 acres (2.28ha) and is a mature woodland of mature specimen conifer and deciduous trees. The majority of the area was planted in 1958.

The land is accessed off the A169 before leading onto a private unmade access road for which there is a right of access.

The Great Sike Drain borders to the north boundary and the low lying land may make the site suitable for creation of ponds, subject to consents.

The land is home to a variety of wildlife and flora and fauna.

The land is likely to appeal to conservation/amenity purchasers and there is the potential to possible leisure uses on the site subject to the necessary consents.

LOCATION

The land is situated in an attractive rural position just off the A169 and within 1 mile of the A64 Leeds to Scarborough road.

Malton town centre is within 2 miles and provides a wide range of services and amenities including schools, shops, restaurants, public houses, sporting and leisure facilities.

The historic city of York is situated around 20 miles south and includes wide range of high-quality shops, hoteliers, restaurants, sporting, recreational, education and health care facilities. A mainline trains service links to London and Edinburgh.

The property can be identified by a Cundalls for sale board.



LAND CLASSIFICATION

The land is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as mixed Grade III Land.

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Foggathorpe II series of soil types accordingly described as “*slowly permeable, seasonally waterlogged fine loam soils*”.

**NOTICE:**

Details and photographs prepared May 2024. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

WOODLAND GRANT SCHEMES

The property is not within any woodland grant schemes.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

DEVELOPMENT CLAWBACK CLAUSE

The land is to be sold with no development clawback clause/overage agreement.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DRAINAGE RATES

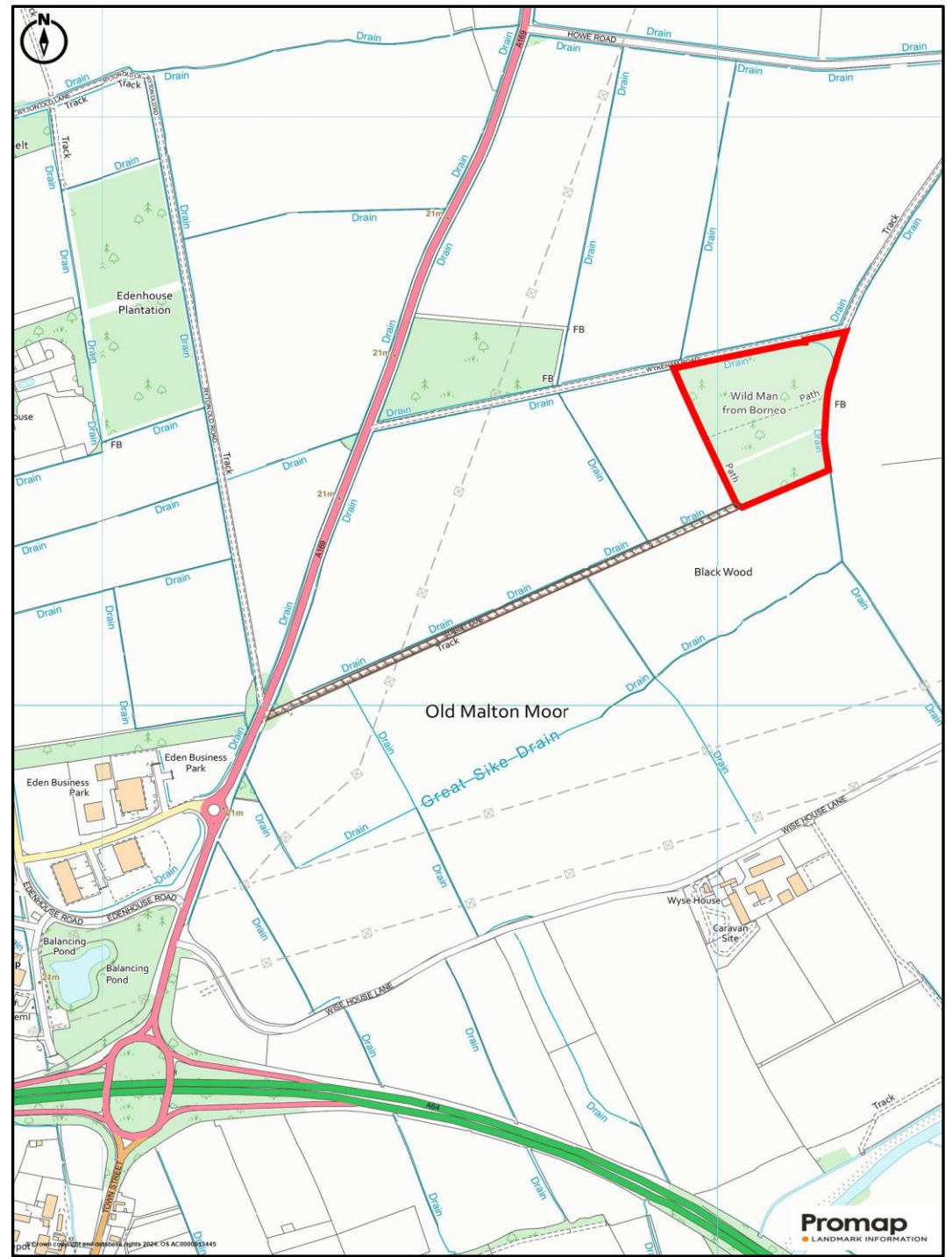
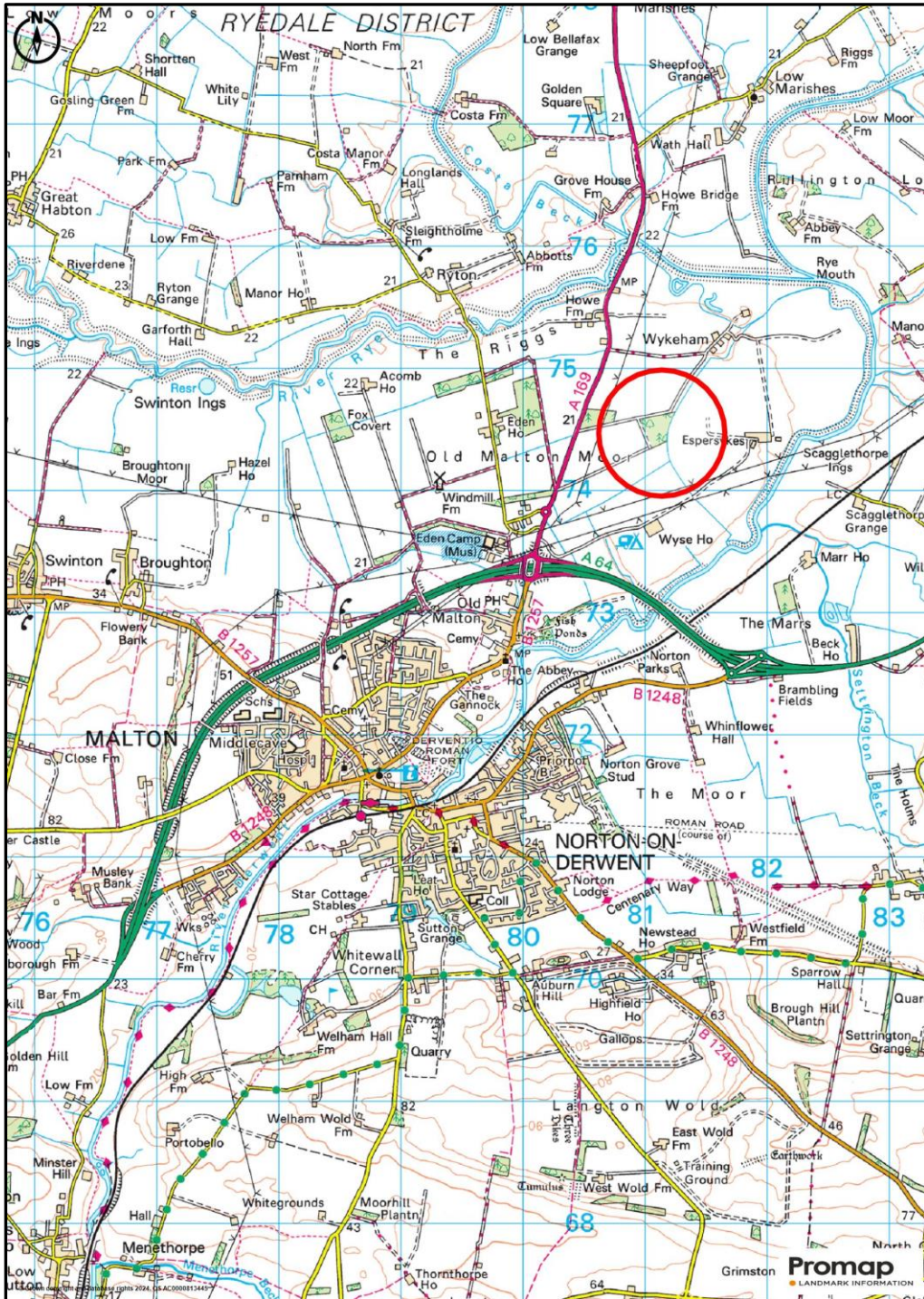
We understand the property is liable for drainage rates to the Vale of Pickering Drainage Board

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. For those with queries or to inform the agents of their interest please contact Tom Watson FRICS FAAV or Stephen Dale Sunley on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	None
Planning:	Norh Yorkshire Council : 01439 772700
Tenure:	The property is Freehold with vacant possession upon completion.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Price:	£150,000





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