



Cundalls

ESTABLISHED 1860

63 ACRES CLAXTON YORK NORTH YORKSHIRE YO60 7NU

Malton 8 miles, York 7 miles, Leeds 30 miles, Scarborough 30 miles (all distances approximates)

A WELL-POSITIONED PARCEL OF ARABLE LAND

"An excellent opportunity to purchase a large ring-fenced parcel of productive arable land between Malton and York."

- 63 acres of ring-fenced arable land
- Set on the edge of the popular village of Claxton between Malton and York.
- Good access directly off Kirk Balk Lane
- Productive arable land suitable for general cropping and potatoes

FOR SALE BY PRIVATE TREATY: AS A WHOLE:

GUIDE PRICE: £650,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase 63 acres of productive arable land, set within the Vale of York close to the village of Claxton.

The land is bordered by agricultural land on all sides and enjoys an attractive outlook over open countryside.

The land is flat and extends to two large fields offering excellent arable and general cropping potential. The land benefits from mature hedging to all boundaries and is in good heart.

The parcel of land is accessed directly off kirk Balk Lane that leads to Claxton Village and on to the A64.

The property offers potential and is likely to appeal to a range of purchasers including agricultural or investor buyers. It also offers wildlife interests with the potential to develop a wildlife haven or woodland creation, subject to the necessary consents.

LOCATION

The property is situated in an accessible rural location, situated to the east of Claxton village, approximately equal distant to Malton and York.

The nearby market town of Malton offers a good range of amenities, including hospital, police and fire stations, railway and bus stations, shops, restaurants, tennis and squash courts, swimming pool, rugby and cricket clubs, cinema and schools.

The historic City centre of York is situated about 8 miles to the west and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in under 2 hours.

The property is located in an ideal area for attracting tourists, being in a great base to discover the City of York and surrounding villages. Further more the Yorkshire Dales, North York Moors and Coastal days out at Whitby, Scarborough and Filey can all be taken in less than an hour's drive.

The main A64 Leeds to Scarborough trunk road is on the doorstep, providing quick and easy access to the main road links and commercial centres of Yorkshire.





LAND CLASSIFICATION

The land is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as Grade III Land and is suitable for grass/cereal cropping and livestock grazing.

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Dunkeswick series of soil types accordingly described as "deep, fine loamy soils with slowly permeable subsoils"

DRAINAGE RATES

We understand the property is Not liable for drainage rates.



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

DEVELOPMENT CLAWBACK / OVERAGE

There is no development claw back on the Land.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

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.

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.

METHOD OF SALE

The property is being offered for sale by Private Treaty as a whole. Interested parties must contact Cundalls Malton office to make offers or request further information.

If you have queries on the sale of the land then please contact Tom Watson FRICS or Stephen Dale-Sunley on 01653 697820 or tom.watson@cundalls.co.uk / stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services: None

Planning: North Yorkshire Council Tel: 03001312131

Tenure: The property is Freehold and vacant possession will be given post

harvest 2024.

Viewing: Unaccompanied with a set of these Particulars having first informed

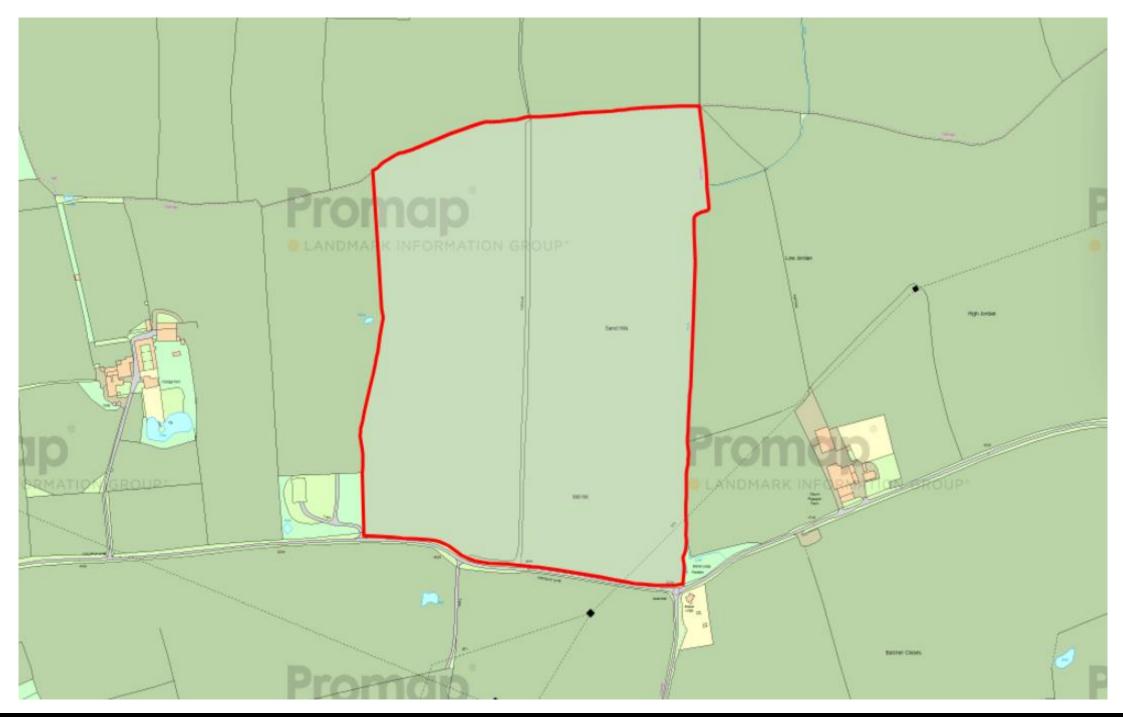
the agents office in Malton, 01653 697 820

Postcode: YO60 7NU (Please do not rely on Sat Nav, please also view

location plan).

Guide Price: Offers over £650,000





PROFESSIONALS IN PROPERTY SINCE 1860





