



Cundalls

ESTABLISHED 1860

THE PADDOCKS

HIGHFIELD LANE NAWTON, HELMSLEY NORTH YORKSHIRE YO62 7TU

Nawton 1.3 miles, Helmsley 3.5 miles, Malton 16 miles, Kirkbymoorside 4.3 miles, Pickering 11.4 miles, York 28 miles (All Distances Approximate)

AN ATTRACTIVELY SITUATED FARM WITH AN EXTENSIVE SELECTION OF LOTS

"The Paddocks is an attractively situated farm offering flexible agricultural, equestrian, and alternate uses. The property is easily accessible, a short distance north of Nawton village and close to Helmsley.

The property comprises a 3 bedroom dwelling, I bedroom annexe, general purpose buildings and land extending to 160.85 acres available across 7 Lots"

- LOT I- THE PADDOCKS Comprising house and annex, range of farm buildings and land extending to approximately 32.11 acres. Offers Over £750,000
- LOT 2 18.62 ACRES Grassland extending to 18.62 acres accessed off Highfield Lane, Nawton. Offers Over £225,000
- LOT 3 10.83 ACRES Woodland accessed of High Lane extending to 10.83 acres. Offers Over £65,000
- LOT 4 40.17 ACRES A large good sized block of arable land extending to 40.17 acres accessed off Highfield Lane, Nawton. Offers Over £450,000
- LOT 5 10.69 ACRES A small arable and woodland parcel extending to 10.69 acres accessed off Highfield Lane, Nawton. Offers Over £150,000
- LOT 6- 14.63 ACRES Arable land to the south of the village of Nawton off Gale Lane extending to 14.63 acres. Offers Over £225,000
- LOT 7- 28.14 ACRES Grassland to the south of the village of Nawton off Gale Lane extending to 28.14 acres. Offers Over £270,000

FOR SALE BY INFORMAL TENDER IN 7 LOTS:

BEST AND FINAL OFFERS DEADLINE: 12:00 PM ON FRIDAY THE 19TH JULY 2024

DESCRIPTION / BACKGROUND

The Paddocks is an attractively situated farm offering agricultural or equestrian within close proximity to Helmsley, amounting to approximately 160.85-acres in all comprising productive arable and grassland as well as mixed woodland parcels.

The property is set a short distance north of the village of Nawton, in a private and rural setting on the edge of the North York Moors National Park and benefiting from unspoilt outlook over open countryside.

The residential accommodation comprises a spacious 3 bedroom dwelling with an agricultural occupancy clause extending to over 1226ft² and offering potential for modernisation or further expansion, subject to the necessary consents. In addition to the main dwelling, there is a separate annexe adjoining the house that is currently let on an Assured Shorthold Tenancy.

There is a selection of general-purpose agricultural buildings at the Paddocks comprising, workshop, grain store, straw shed and double stable block.

In all the property extends to 160.85 acres including grass paddocks arable parcels and areas of woodland. The property will be sold in 7 Lots (all within 2 mile radius) ranging from 40.17 acres of arable land to 5.73 of woodland and everything in between.

Overall, The Paddocks offers an exceptional amount of potential across all 7 Lots and will appeal to a variety of purchasers including those with agricultural, equestrian, residential and mixed-use interests.







LOCATION

The Paddocks is located in a rural yet accessible location, a short distance north of the village of Nawton. The property is set off Highfield Lane and enjoys a rural setting with unspoilt outlook over open countryside.

The village of Nawton benefits from a modest range of services and amenities including public house, food outlets comprising fish and chip takeaway and Indian restaurant, luxury spa retreat and both a primary and secondary school.

The desirable market town of Helmsley is set within close proximity and offers further services and amenities as well as being a popular tourist destination. The town includes range of convenience stores, shops, leisure, recreational and sporting facilities as well as tourist-based attractions including Helmsley Castle, Duncombe Park and the National Centre for Birds of Prey.

Additional amenities can be found in the market towns of Kirkbymoorside, Pickering and Malton which are situated within a 16-mile radius. The towns benefit from educational and health-care institutes as well as railway station providing links to York, Scarborough and further afield.

The historic city of York is located approximately 28-miles due south and offers a full and comprehensive range of services including a mainline train station providing links to London and Edinburgh within 2 hours. There are good road links close by via the A170 and A64 providing good access to York, Leeds and the south and north commercial centres via the A1(M).







LOT I - THE PADDOCKS - Offers Over £750,000

HOUSE

The Paddocks is situated on the north eastern most point of the main homestead block (32.11 acres) close to the farmyard and associated buildings which are accessed via a tarmac road.

The property is constructed of stone under a pitched pantile roof and dates back to the 1970's. A double garage has been converted to form a 1 bedroom annexe. The main accommodation extends to 3 bedrooms and 2 bathrooms, and benefits recently installed woodburning stove with a back boiler. The property is in need of renovation and modernisation.

The house is subject to an agricultural occupancy clause.

The property accommodation is situated over two floors and benefits from UPVC double-glazed windows. The property is serviced with mains electric, water, oil-fired central heating, roof mounted solar panel array and septic tank drainage.

The accommodation comprises:

GROUND FLOOR

CONSERVATORY/ ENTRANCE HALL

4.23m x 2.20m

Tiled floor and UPVC construction

KITCHEN

3.65m x 3.60m

Fitted wall and base units, free standing gas oven, stainless steel sink, lino floor throughout and outlook over the rear garden.

FARM OFFICE

2.50m x 1.83m

Farm office with a carpet and UPVC window

LIVING ROOM

5.6m x 4.38m

A large spacious room with two external walls and two large UPVC windows. Overlooking the garden and a captive floor as well as a wood-burning stove.

HALL / DINING ROOM

3.33m x 4.46m

Several rooms are accessed off the dining room / Hall as well as stairs leading to the first floor.

BEDROOM ONE

3.08m x 2.46m Single bedroom



BATHROOM

2.47m x 1.80m

Fitted bath with shower over, tile splashback, pedestal sink and low flush W.C.

FIRST FLOOR

BEDROOM TWO

3.6m x 3.26m

Double bedroom with west-facing aspect

BEDROOM THREE

3.47m x 5.60m

Velux window on the south-facing elevation, comb ceiling and window overlooking the garden to the east elevation.

SHOWER ROOM

2.5m x 1.80m

Walk-in shower hand basin with tile splashback and WC unit as well as a radiator.

ANNEX ACCOMMODATION

The one-bedroom annex is a converted garage that offers accommodation including an entrance hall, kitchen and sitting room, first floor landing and one double bedroom. The annex also benefits from LPG central heating and double glazed windows. The annex is currently let on an Assured Shorthold Tenancy (on Holdover At £525 p/m including services)

OUTSIDE

The property is situated in large spacious gardens and grounds. To the three sides of the property is a well-maintained mature lawn and mature coniferous hedge screening the garden from Highfield Lane to the north and west. There is ample car parking on a tarmac Yard Accessed directly off Highfield Lane.

The Paddocks Farm Buildings

Situated some 100m to the east of the house is a range of farm buildings which provide over 2,373sq/m or 26,100 sq/ft of livestock accommodation, machinery and produce storage.

The buildings are situated around a concrete yard, whilst adjoining the northernmost boundary of the paddocks. The buildings are located to the north of the 32.11 acres.

It is understood that some farm buildings were initially constructed for pig housing however latterly the buildings were utilised as suckler cow accommodation, machinery and produce storage.





LOT 2 - 18.62 ACRES GRASSLAND

Offers Over £225,000

DESCRIPTION

The land that makes up the 18.62 acres sits together in a tight and concise parcel of land that is accessed directly off Highfield Lane, The parcle is situated just northwest of the village of Nawton.

The entire 18.47 acres comprise grassland land that would be suitable for livestock grazing or grass cropping. The land is situated at a height of approximately 120m metres above sea level. In addition to this, the grassland parcel is level with the woodland being on a slight gradient from east to west.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the RIVINGTON one series of soil. These are described as well-drained cores of loamy soils over a sandstone base.

BASIC PAYMENT SCHEME





LOT 3 – 10.83 ACRES WOODLAND Offers Over £65,000

DESCRIPTION

The woodland extends to 10.83 acres and is accessed directly off High Lane. The woodland is made up of a mix of semi-mature broad leaf stands and semi-mature pine and spruce stands which are managed.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the RIVINGTON one series of soil. These are described as well-drained cores of loamy soils over a sandstone base.

FLOOD RISK

The land lying in an area not at risk from flooding is on the Environmental Agency Floor Risk Map.





LOT 4 - 40.17 ACRES ARABLE LAND

Offers Over £450,000

DESCRIPTION

The land comprises 40.17 acres in a concise parcel of land that is accessed directly off Highfield Lane to the East and is situated just north of the village of Nawton. Of the above, approximately all of the acreage comprises productive arable land, with potatoes being known to be grown on rotation.

The land is situated at a height of approximately 115m metres above sea level. In addition to this, the Arable land parcel is flat for the majority with the final third of the field sloping from west to east.

LAND CLASSIFICATION

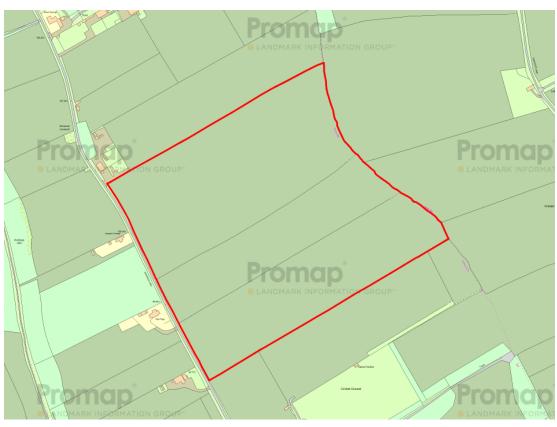
The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the NEWBIGGIN series of soil. These are described as Being Deep reddish fine lone soils which can be slowly permeable and prone to seasonal water logging and often have bare limestone patches.

BASIC PAYMENT SCHEME







LOT 5 - 10.69 ACRES ARABLE / WOODLAND Offers Over £150,000

DESCRIPTION

A parcel of arable land and woodland to the west of Highfield Lane amounts to, in all approximately 10.69 acres. Of the 10.69 acres, It has been calculated that approximately 9.39 acres comprise arable land with the remainder being semi-mature shelter belt woodland situated to the west of the arable land.

The land that makes up the 10.69 acres sits together in single field parcel of land that is accessed directly off Highfield Lane and is situated just northwest of the village of Nawton.

The land is situated at a height of approximately 105m metres above sea level. In addition to this, the Arable land parcel is level with the woodland being on a slight gradient from east to west.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the RIVINGTON one series of soil. These are described as well-drained cores of loamy soils over a sandstone base.

BASIC PAYMENT SCHEME







LOT 6 - 14.63 ACRES ARABLE LAND

Offers Over £225,000

DESCRIPTION

A productive parcel of 14.63 acres arable land accessed directly off Gale Lane which sits to the west of the field. The land is situated South of Nawton village at a height of approximately 48m metres above sea level with all the boundaries of the field being mature hedgerows.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the WICKHAM TWO series of soil. These are described as Being Slowly permeable seasonally waterlogged fine loam over clay soils.

BASIC PAYMENT SCHEME







LOT 7- 28.14 ACRES GRASSLAND Offers Over £270,000

DESCRIPTION

28.14 acres of productive grassland. This area is comprised of a majority good grassland as well as hard standings and rough grass. This good-sized grassland block is access directly of Gale Lane which is situated on the eastern boundary of the fields.

The land is situated South of the village of Nawton at a height of approximately 42m metres above sea level. It is understood that this parcel of land benefits from a main water supply and the boundaries are a mix of mature hedging and pignet fencing with barbed wire or post and wire fencing in palaces.

All the buildings that are on the land belong to the graizier and may be available by separate negotiation.

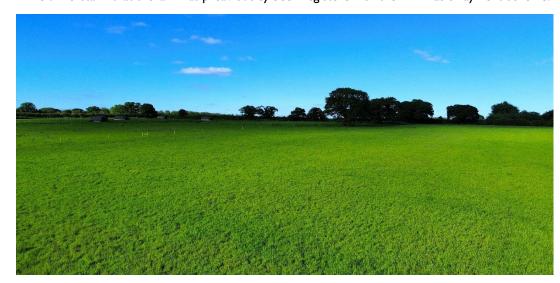
LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is shown in the Soils Series of England and Wales as primarily being of the WICKHAM TWO series of soil. These are described as Being Slowly permeable seasonally waterlogged fine loam over clay soils.

BASIC PAYMENT SCHEME







GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

We understand that the land has previously been registered for the RPA Basic Payment Scheme.

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.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting rights are included in the sale but are reserved to the Nawton Shoot for the 2024 season, timber and mineral rights are in hand and included in the sale.

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the house and is available for inspection at the agents Malton office.

METHOD OF SALE

The Paddocks is offered **FOR SALE BY INFORMAL TENDER IN 7 LOTS:**

Interested parties must submit their best and final offers on the enclosed tender form to Cundalls Malton office no later than 12:00 PM ON FRIDAY THE 19TH JULY 2024.

For those with queries on the sale please contact: Edward Wilkinson, MRICS FAAV at the Cundalls Malton office on 01653 697 820 or email: edward.wilkinson@cundalls.co.uk Stephen Dale – Sunley Malton office on 01653 697 820 or email: Stephen.dale-seunley@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Private Septic Tank Drainage. Oil fired central heating

Council Tax: Band D EPC: Rating D

Planning: North Yorkshire Council: 0300 131 2 131

Tenure: We understand that the property is Freehold and that vacant possession will be given

upon completion post harvest 2024.

Viewing: Strictly by appointment with the agents Malton office, 01653 697 820.

Postcode: YO62 7TU

Conditions: The Farm House is subject to an agricultural occupancy clause



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.

