

# NORTH WIND FARM

BROMPTON INGS ROAD, SHERBURN, NORTH YORKSHIRE, YO17 8PS

CUNDALLS

EST 1860









## **NORTH WIND FARM**

STATION ROAD  
SHERBURN  
NORTH YORKSHIRE  
YO17 8PS

*Sherburn 0.7 miles, Brompton 2.5 miles, Scarborough 11 miles, Malton 13 miles, (All distances approximate)*

### **AN ATTRACTIVELY SITUATED PROPERTY COMPRISING A RANGE OF MODERN BUILDINGS SET IN OVER 4.2 ACRES OF LAND**

*“A unique opportunity to purchase an attractively situated property set in over 4 -acres of grass comprising a traditional and more modern range of buildings and facilities suitable for agricultural and equestrian interests as well as offering alternate uses potential subject to the necessary consents”*

- Ideally located property with close proximity to the A64
- Well-presented range of traditional and more modern buildings suitable for range of uses
- Offers alternate use potential, subject to the necessary consents
- Ring-fenced parcel of grass and extending to approximately 4.2-acres
- Benefits from water Via Rain Water Harvesting system
- Suitable for agricultural or equestrian interests

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £190,000**



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## DESCRIPTION / BACKGROUND

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North Wind Farm extends to approximately 4.20 acres of mixed hardstanding and grassland with a range of buildings providing secure storage, workshop and livestock housing.

The property offers a rare opportunity to purchase a paddock within close proximity to the village of Sherburn with direct road access, range of buildings and grass paddock. The property lends itself to use for those with agricultural, equestrian or light workshop interests.

The land benefits from secure yard and buildings as well as good access with the A64 within close proximity providing access to Malton, Scarborough and further afield.

There is a good range of buildings located at North Wind Farm that may offer alternative Potential subject to the necessary consents.

The property is split in two with grass and hardstanding yard and adjoining grass paddock. The yard area benefits from secure, gated entrance and is enclosed with timber panelled and post and net fencing. The adjoining paddock is set within post and net fence together with a mature hedgerow.

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## LOCATION

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The property is situated a short distance north of the village of Sherburn and benefits from direct road access with hardstanding track leading directly off Brompton Ings Road. It is surrounded by existing paddocks and agricultural land with outlook over Sherburn Cut and the Vale of Pickering.

Sherburn is a modest village, set within the Ryedale District of North Yorkshire. It is home to a number of services and amenities including Village Store, Fish and Chip Shop, Church and Primary School.

The property benefits from good access with the A64 in close proximity providing access to Malton, Scarborough and further afield. Further amenities can be found in the market town of Malton including range of shops, leisure, recreational, sporting, educational and health car facilities.





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## BUILDINGS AND FACILITIES

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The site benefits from a steel frame and Yorkshire board clad building with open frontage and suitable as either stabling or further storage space. In addition, there are a number of lorry containers providing further storage space.

A newly erected steel portal frame building extends to 60' x 40' and is open to all sides. It lends itself to range of uses including livestock housing, machinery and produce storage or alternate commercial uses subject to the necessary consents.

A two-bedroom Delta Superior Deluxe lodge has been sited on the land which offers comfortable and useful accommodation currently utilized as a day workers cabin. We are not aware of planning consents being in place but the lodge offers potential for on-site accommodation subject to the necessary planning consents.





## LAND

In all, the land extends to approximately 4.0 acres of grass which has been subdivided into number of paddocks. The land is suitable for grazing or grass cropping and would be able to support both equestrian and agricultural enterprises.

The land is accessed via the farmyard and is serviced with a rainwater harvesting system that currently surfaces as the water supply for the land.

## LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification Map principally as Grade III.

## SOIL SERIES

The land is predominantly classified as belonging to 'ISLEHAM 2' series of soil types, according to *The Soil Association of England and Wales* such soils are "A deep permeable sandy and petty type soils seasonally affected by water logging and at possible risk of wind erosion".







**PROFESSIONALS IN PROPERTY SINCE 1860**

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## GENERAL INFORMATION – REMARKS & STIPULATIONS

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### BASIC PAYMENT SCHEME

The land is sold without entitlements to the Basic Payment Scheme

### ENVIRONMENTAL SCHEMES

We are not aware that 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. There are no footpaths over the holding.

### DEVELOPMENT CLAWBACK

We understand that the land is not subject to a development clawback

### 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. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries, please contact Edward Wilkinson MRICS FAAV at the Malton Office on 01653 697 820 or [edward.wilkinson@cundalls.co.uk](mailto:edward.wilkinson@cundalls.co.uk).

### GENERAL INFORMATION

Services: Water – Via Rain Water Harvesting system Of Grid electric System available Via separate negotiation.

Planning: North Yorkshire Council (Formerly Scarborough Borough Council) – 01609 780780

Tenure: The property is Freehold.

Viewing: Strictly by appointment and accompanied with arrangements made through the Cundalls Malton Office on 01653 697 820

Guide Prices: £190,000

Details and photographs prepared August 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.



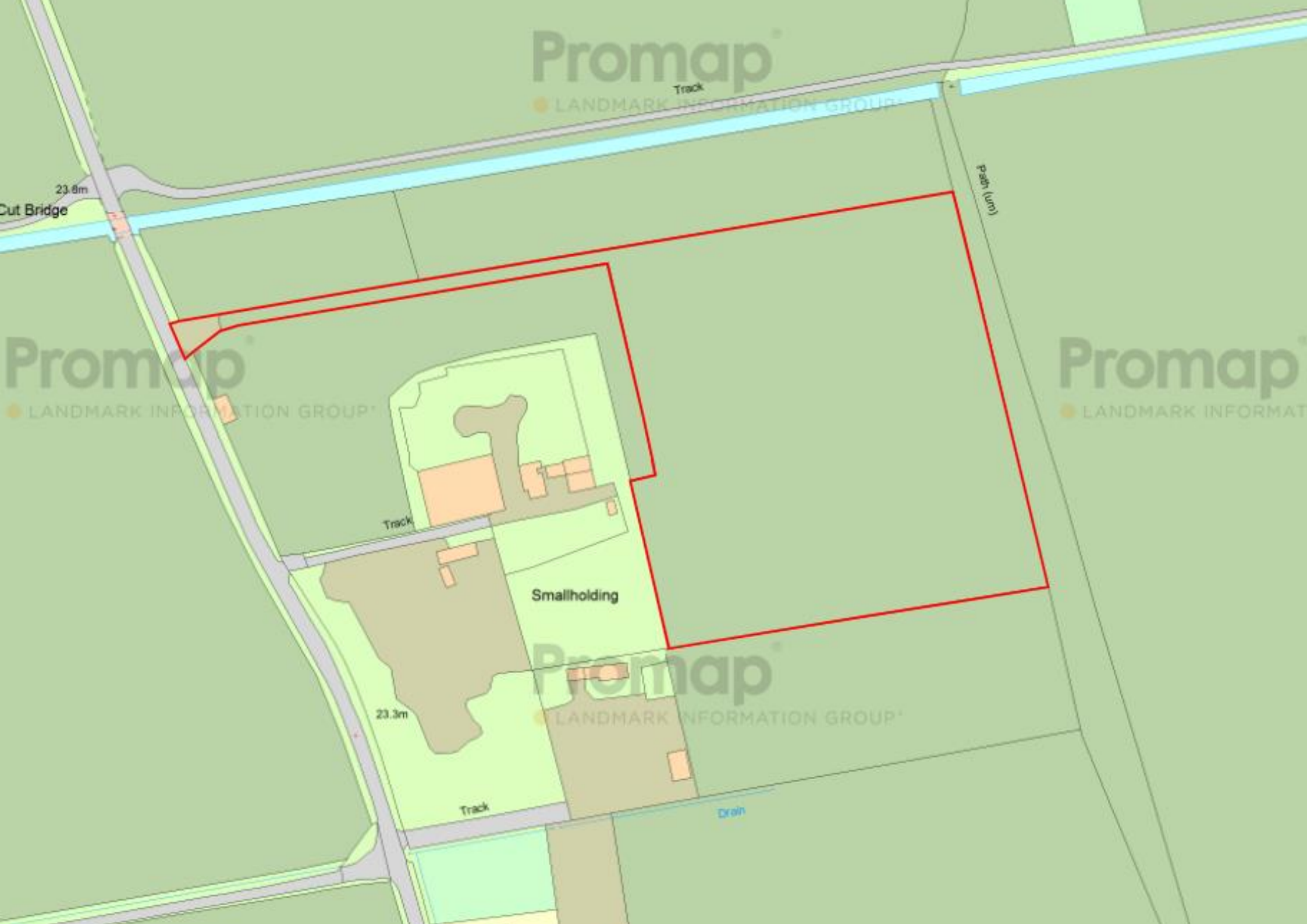






Promap<sup>®</sup>

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Track

23.8m

Cut Bridge

path (unr)

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Track

Smallholding

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23.3m

Track

Drain









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