

An aerial photograph of a rural landscape in North Yorkshire. The foreground and middle ground are dominated by large, green agricultural fields, some of which are divided by stone walls. A road runs vertically on the right side of the image. In the center-right, there is a small farm or business complex with several buildings, including a large barn with a red roof, and a parking area filled with cars and trucks. The background shows a vast, flat landscape under a cloudy sky.

CUNDALLS

EST 1860

1.49 ACRES

MOOR LANE, FLAXTON, NORTH YORKSHIRE
WITH OPTION TO PURCHASE A FURTHER 4.95 ACRES



1.49 ACRES **MOOR LANE,** **FLAXTON** **NORTH YORKSHIRE**

Flaxton 1 mile, Strensall 3 miles, York miles, York 9 miles, Malton 10 miles (All distances approximate)

ATTRACTIVELY SITUATED GRASSLAND

“An excellent opportunity to purchase a well-positioned parcel of grassland set in an accessible situation, on the edge of the village of Flaxton with access from Moor Lane. The land extends to approximately 1.49 acres of farm suitable for variety of uses”.

- 1.49 acres of Productive Grassland
- Well-positioned on the edge of Flaxton Village.
- Suitable for grazing or grass cropping
- Opportunity for livestock rearing or equestrian interests
- With option to purchase a further 4.95 acres.

FOR SALE BY PRIVATE TREATY:

GUIDE PRICE: £30,000

WITH THE OPTION TO PURCHASE A FURTHER 4.95 ACRES

GUIDE PRICE; A FURTHER £60,000

DESCRIPTION / BACKGROUND

An excellent opportunity to purchase an attractively located parcel of productive grassland, comprising of a single, flat field amounting to approximately 1.49 acres.

The land comprises of a grassland field enclosed by stock proof fencing & hedging. The land is likely to appeal to agricultural or investment purchasers as well as equestrian and small holders. It also offers wildlife interests with the potential to develop a wildlife haven or woodland creation, subject to the necessary consents.

The land sits within a ring fence and would lend itself to most agricultural enterprises and benefits from good access via private road off Moor Lane, a public maintained highway, which leads via Rica into the village of Flaxton.

The property enjoys an attractive setting with open countryside surrounding the parcel.

The parcel comprises of a single field of flat land and sits within a ring-fenced block. The land is good Grade 3 land and sits within the Foggathorpe soil series, suitable for both arable, grass cropping and rearing of livestock.

LOCATION

The land benefits from an excellent location, with road frontage onto Moor Lane and on the edge of Flaxton village centre, situated only 1.0 miles south.

The property is adjoined by further agricultural land to the east and west with access gained to the east on Moor Lane. The land sits in an attractive yet accessible setting.

Flaxton is a popular rural village located between Malton & York and providing excellent access to York and the A64. The village benefits from a public house and there is also Sanburn Hall which includes a golf course and popular restaurant.

The very well serviced village of Strensall is only 3 miles west and includes a wide range of services including school, doctors’ surgery, shops, public houses, and other facilities.

The centre of the historic City of York is situated only 9 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London and Edinburgh within 2 hours.

The A64 is located approximately 1 mile distant and also provides good links into York, Scarborough and further afield.



LAND CLASSIFICATION

The **1.49 acres**; is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as Grade III Land and is suitable for grass/cereal cropping, livestock or equestrian grazing.

4.95 ACRES ADDITIONAL PURCHASE OPTION.

There is a further option to purchase an adjoining land parcel extending to **4.99 acres**.

The single land parcel is accessed direct from the **1.49 acres** by a field gate and offers further opportunities for grazing, equestrian and wildlife interests.

The **4.95 acres** land parcel is only available to purchasers of the **1.49 acres**.

The land boundaries the Malton to York rail line



Details and photographs prepared January 2025. 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

We understand the land is registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

DEVELOPMENT CLAWBACK CLAUSE

The land will be sold without subject to a 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 holding.

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.

METHOD OF SALE

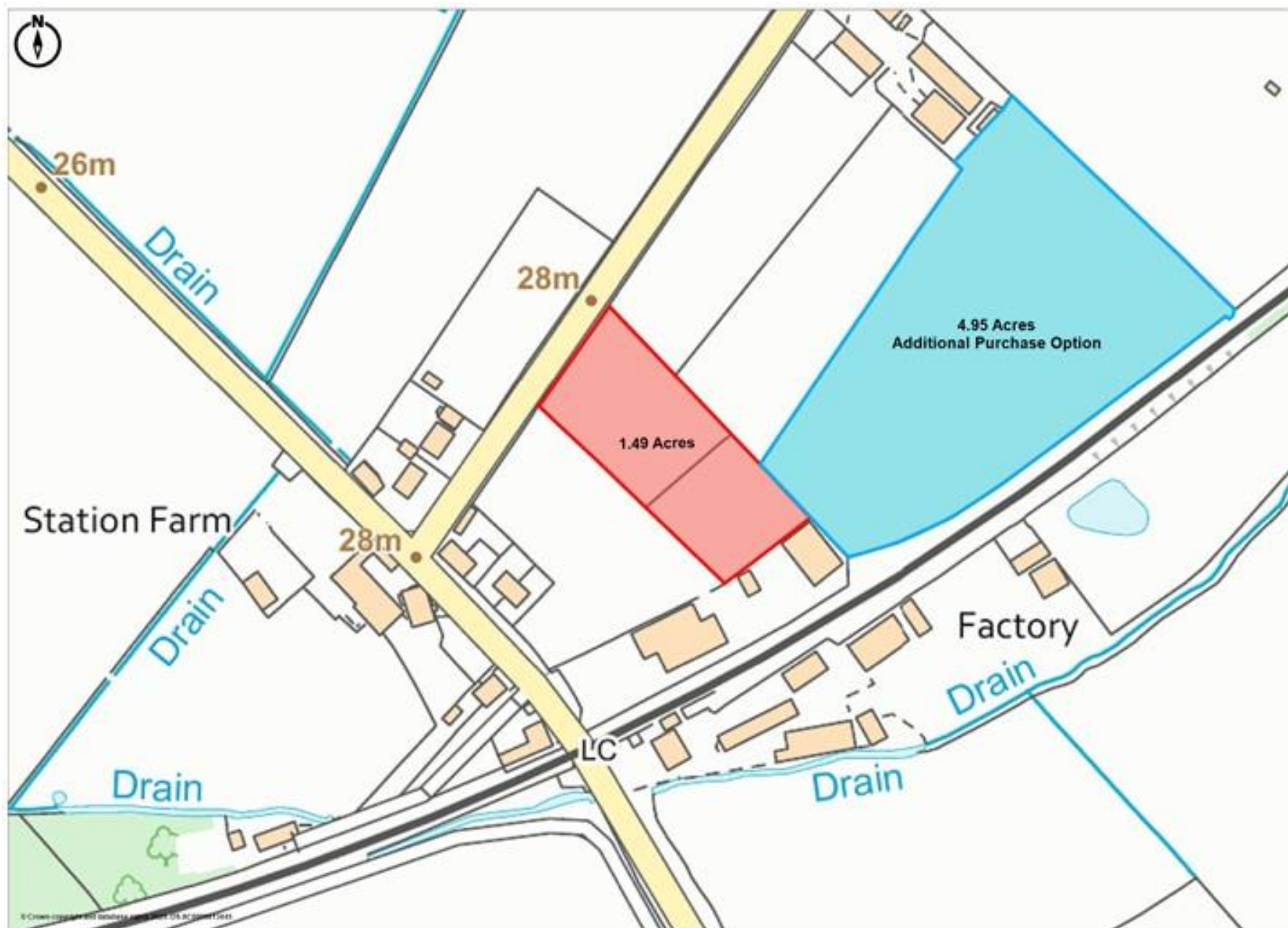
The property is being offered for sale by private treaty as a whole. The Agents reserve the right to proceed sale proceedings in any manor.

Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Keith Warters MRICS or Edward Wilkinson MRICS FAAV or email:

keith.warters@cundalls.co.uk / edward.wilkinson@cundalls.co.uk

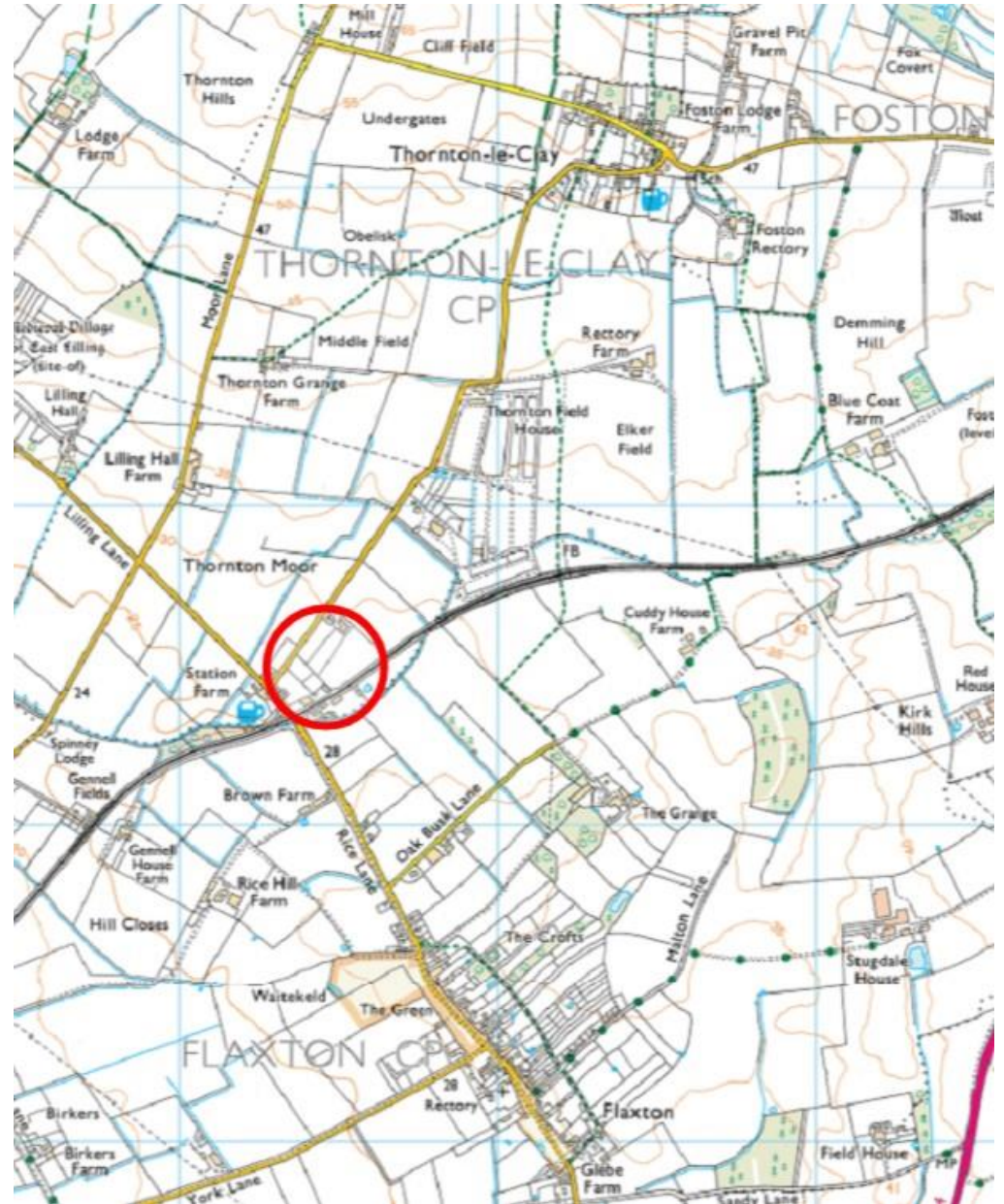
GENERAL INFORMATION

Services:	Mains Water
Planning:	North Yorkshire Council: 0300 131 2131
Tenure:	The property is Freehold.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697820
Guide Prices:	1.49 acres £30,000. In addition to above 4.95 acres £60,000



Land and Estate Agents Chartered Surveyors Auctioneers Valuers
 Malton Office 15 Market Place, Malton, North Yorkshire YO17 7LP 01653 697820 malton@cundalls.co.uk

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