

**0.49 ACRES OF LAND
SNAINTON, SCARBOROUGH, NORTH YORKSHIRE**

CUNDALLS
EST 1860





0.49 ACRES OF LAND

WEST LANE
SNAINTON
SCARBOROUGH
NORTH YORKSHIRE
YO13 9AR

Brompton, 1.9 miles, Thornton Le Dale 6.3 miles, Pickering 8.1 miles, Scarborough 10.1 miles, Malton 13.1 miles York 30.3 miles. (All distances approximate)

AN ATTRACTIVE, EDGE OF VILLAGE GRASS PADDOCK

“An excellent opportunity to purchase an attractive and well-contained edge-of-village grass paddock extending to approximately 0.49 acres, comprising mixed grassland with mature trees, established boundaries and the added benefit of a traditional grain silo building”

- Edge of village paddock extending to 0.49 acres
- Traditional grain silo building
- Mains water and electricity connection
- Set on the edge of Snainton village with access off West Lane.
- Suitable for agricultural, equestrian or lifestyle/leisure interests (subject to consents)
- Offers excellent edge of village paddock with good access and amenities

FOR SALE BY PRIVATE TREATY:
GUIDE PRICE: OFFERS OVER £50,000

DESCRIPTION / BACKGROUND

The property comprises an attractive edge-of-village grass paddock extending to approximately 0.49 acres, situated off West Lane on the western edge of Snainton village.

The land is down to grass and is well enclosed with mature hedgerow boundaries, post and net fencing and benefits from a number of mature and young trees within the parcel. The paddock is broadly level and provides a useful small parcel of grassland in an accessible village-edge location.

The property benefits from a traditional grain silo building that provides useful storage or ancillary space, together with mains water and electricity connections.

The land is bordered by residential property to the east and agricultural land to the south and west. Access is taken directly from West Lane.

The property is likely to appeal to a range of purchasers including adjoining owners, smallholders, equestrian buyers and those seeking a manageable amenity or lifestyle parcel on the edge of a popular village.

LOCATION

The land enjoys an attractive setting on the edge of the traditional Scarborough rural Village of Snainton with access gained via West Lane and outlook over open countryside.

The village of Snainton offers modest range of services and amenities including two public houses, church, shop, primary school, car garage and holiday accommodation.

A wider range of services can be found approximately 8 miles west in the traditional market town of Pickering, known as the 'Gateway to the Moors'. The town benefits from range of shops, hoteliers, cafes, public houses, leisure, recreational and sporting facilities.

The land sits within a 13-mile radius of the market town of Malton, providing a wider range of amenities including educational, health care and public transport facilities. The land also benefits from good nearby road links with the A169, A170 and A64 within close proximity.

The property is situated approximately 30 miles from the historic City of York where further services are available including a mainline train service to London King's Cross and Edinburgh, Scotland in under 2 hours.



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, livestock or equestrian grazing (STC).

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Elnton II series of soil types accordingly described as “*shallow, well drained fine loam over limestone with some deeper fine loam over clay*”.

Such soils are suitable for cereal, grass cropping and livestock rearing.

BASIC PAYMENT SCHEME

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



GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

ACCESS

Access is gained via a gated entrance directly off West Lane from Snainton village. West lane is accessed off the A170 Scarborough to Pickering Road.

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 should register their interest with the agents to be involved in sale negotiations.

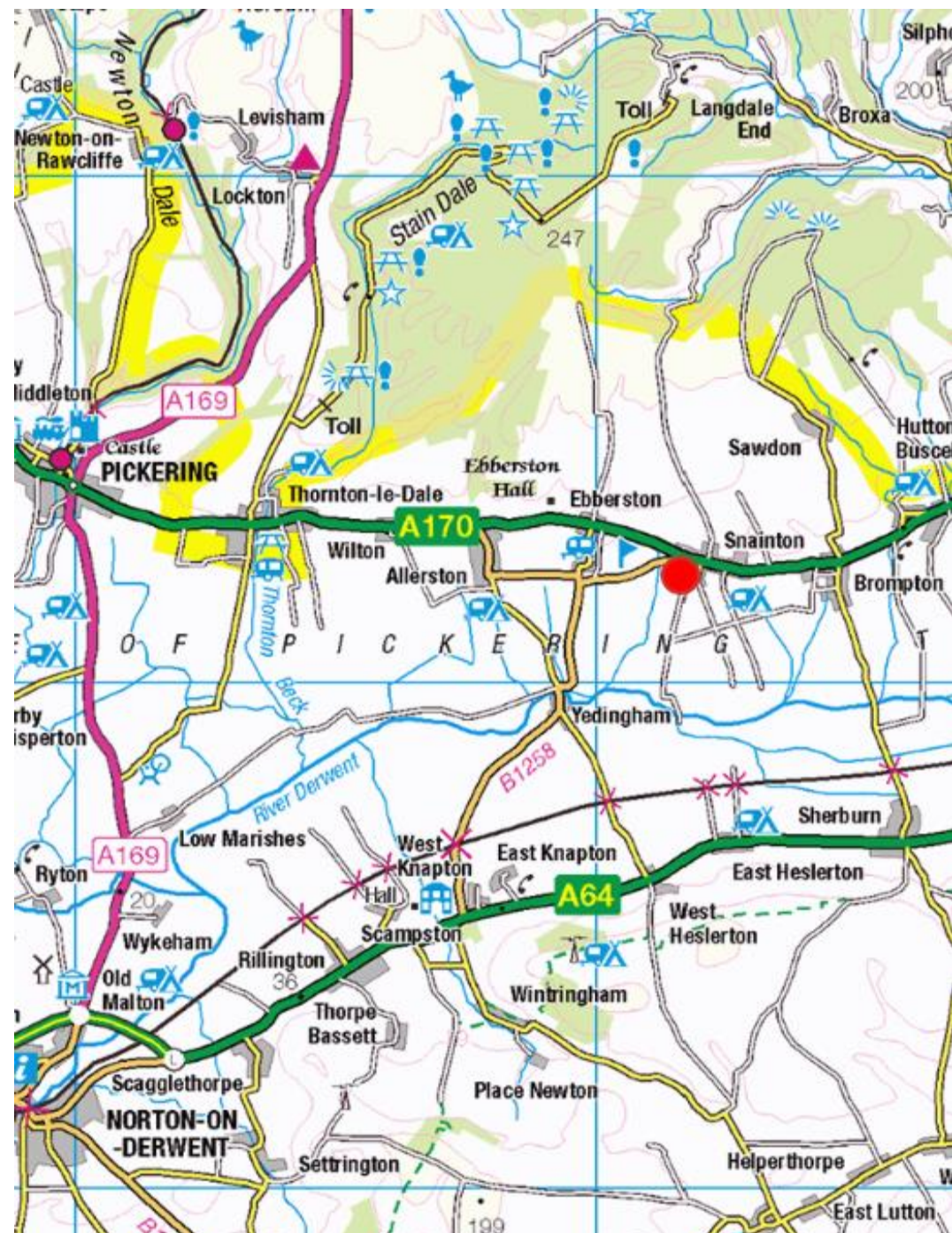
If you have queries on the sale of the land then please contact Stephen Dale – Sunley stephen.dale-sunley@cundalls.co.uk - 01653 697820

GENERAL INFORMATION

Services: Main electric and water
Planning: North Yorkshire Council
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Prices: Offers over £50,000

Details and photographs prepared May 2026. 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.





PROFESSIONALS IN PROPERTY SINCE 1860

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