

8.50 ACRES ARABLE / GRASS LAND

Barugh Lane, Great Barugh, Malton, North Yorkshire, YO17 6XD

CUNDALLS
EST 1860





8.50 ACRES ARABLE LAND

BARUGH LANE

GREAT BARUGH

MALTON, YO17 6XD

Great Barugh 1 mile, Pickering 6.1 miles, Malton 6.5 miles, Kirkbymoorside 7.0 miles, Helmsley 12.0 miles, York 25 miles (All distances approximates)

ATTRACTIVELY LOCATED PARCEL OF PRODUCTIVE ARABLE LAND WITH ROAD FRONTAGE AND SET WITHIN A RING FENCE

‘Excellent opportunity to purchase an attractively located parcel of arable / grass land with road frontage and set within a ring fence. Comprises a single, Grade 3 parcel amounting to 8.50 acres.

- 8.50 Acres (3.40 hectares) of Productive Arable / Grass Land
- Ring Fenced Parcel with mature hedgerows
- Single field suitable for arable or livestock enterprises
- Good Grade 3 Land
- Loamy soils located within the FOGGATHORPE 2 Soil Series
- What3words:///Explained.spouse.cloak

FOR SALE BY INFORMAL TENDER

OFFERS TO BE RECEIVED BY 2PM ON FRIDAY 6TH NOVEMBER 2026

OFFERS OVER: £75,000.00

DESCRIPTION / BACKGROUND

A good opportunity to purchase an attractively located parcel of arable land, comprising of a single, flat field amounting to approximately 8.50 acres.

The land sits within a ring fence and benefits from mature hedgerows on three sides with road frontage onto Barugh Lane to the West, with access gained to the North West corner or via Red House Farm farmstead.

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

The parcel comprises of a single field of generally flat land and sits within a ring fenced block, with mature hedgerows on three boundaries. The land is good Grade 3 land and sits within the Foggathorpe 2 soil series, suitable for both arable cropping and rearing of livestock.

The land has been used to grow cereal crops with Winter Wheat grown in previous years. The land is set to be drilled with a grass this coming season.

LOCATION

The land is situated in open countryside, with the traditional Ryedale Village of Great Barugh located a short distance to the South East.

Great Barugh is a small, rural village with limited services although there is a public house and local bus service. Further amenities are available in the market town of Pickering, located approximately 6 miles to the North East.

The town of Pickering provides a wide range of services including shops, restaurants, public houses, sporting facilities, primary and secondary schools.

The market town of Malton sits approximately 6.5 miles South of Great Barugh and benefits from a wide range of services in addition to weekly markets.

LAND SCHEDULE



FIELD PARCEL	ACRES/HECTARES	CROP
SE7480 0807	8.50 / 3.40	2026 – Winter Wheat 2025 – Winter Wheat 2024 – Winter Wheat 2023 – Summer Fallow 2022 – Winter Wheat

ENVIRONMENTAL SCHEMES

The land is not subject to any Environmental Stewardship Schemes.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral rights are in hand and included in the sale.

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. We are not aware of way right of way crossing the land.

SOIL TYPE

The land is classified as belonging to the 'Foggathorpe 2' series of soil types according to the Soil Association of England and Wales. Such soils are described as stoneless fine loam over clayey soils suitable for cereals, grassland and stock rearing'.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.

BOUNDARIES

The vendors will only sell such interest as they have in boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE – INFORMAL TENDER

The property is being offered for sale by Informal Tender. Best Offers must be received on the enclosed Tender Form, no later than 2pm on Friday 6th November 2026.

The Agents reserve the right to proceed sale proceedings in any manner and interested parties for the land are requested to register with the selling agents, in order to be kept informed of how the sale will be concluded.

If you have queries on the sale of the property please contact William Tyson MRICS FAAV on 01653 697820 and will.tyson@cundalls.co.uk.

GENERAL INFORMATION

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Services: None

Planning: North Yorkshire Council.

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

Viewing: In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office. Telephone 01653 697820

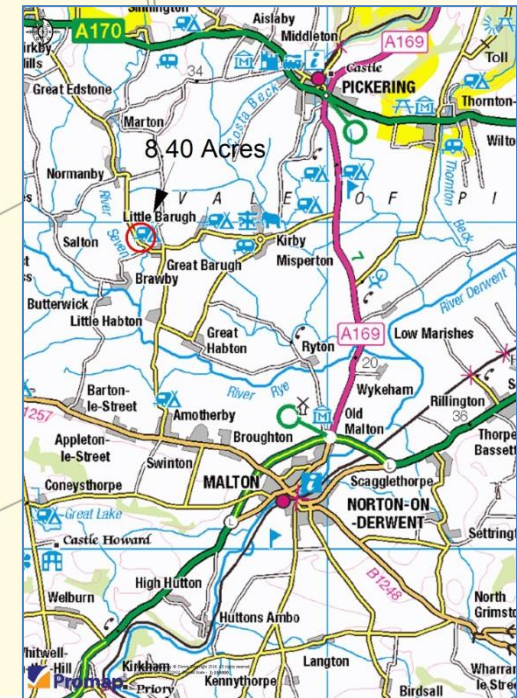
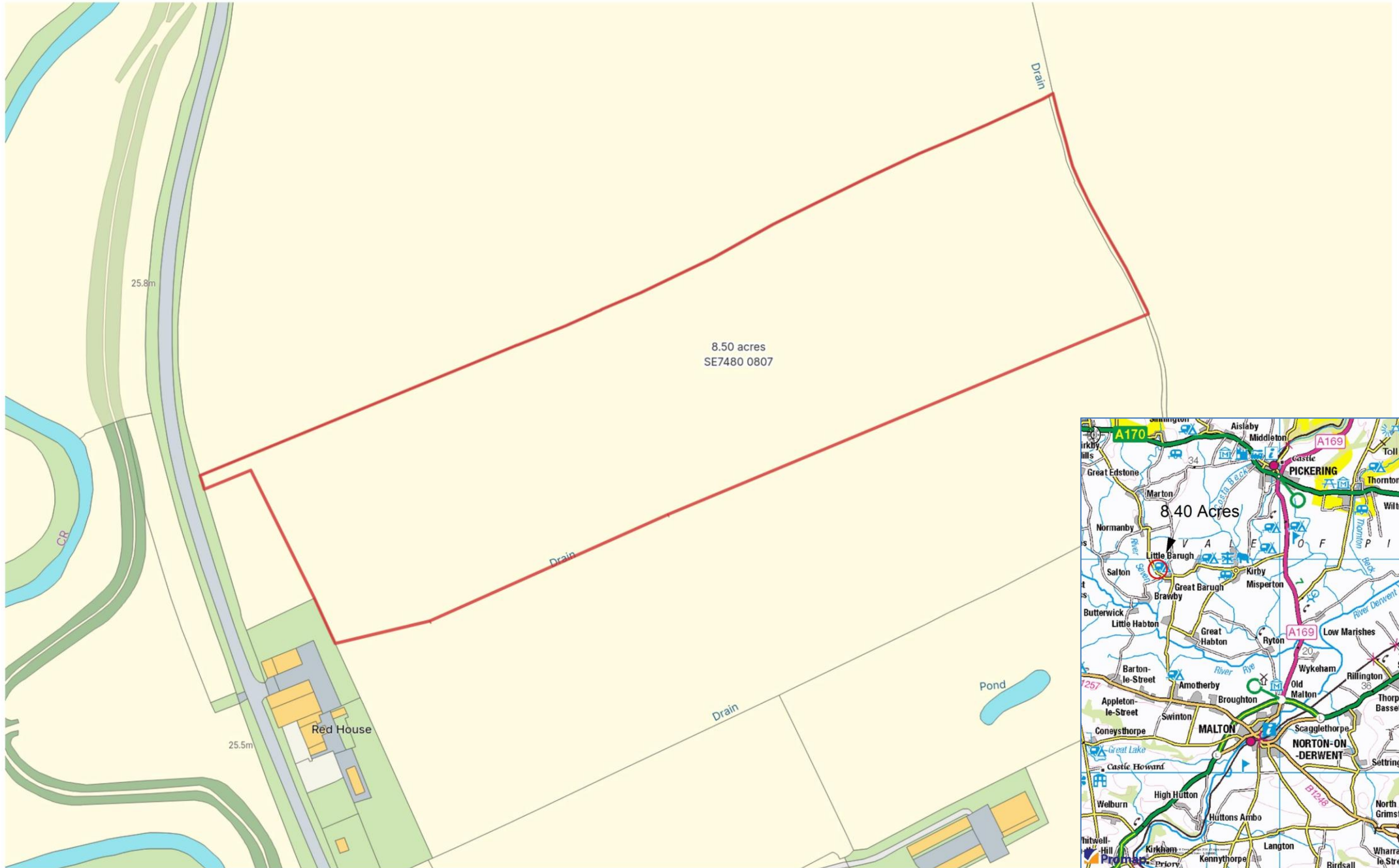
Guide Price: Offers Over £75,000 for the Whole

NOTICE:

Details and Photographs August 2026

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Agents employment has the authority to make or give any representation or warranty in respect of the property.









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