

46.5 ACRES

York Road, Kirk Hammerton, York, North Yorkshire, YO26 8DH

CUNDALLS

EST 1860





46.5 ACRES YORK ROAD KIRK HAMMERTON YORK NORTH YORKSHIRE YO26 8DH

Kirk Hammerton 0.5 miles, Green Hammerton 1.2 miles, Boroughbridge 9 miles, Wetherby 11 miles, Harrogate 12 miles, York 12 miles, Leeds 25 miles (All Distances Approximate)

ACCESSIBLY LOCATED PARCELS OF AGRICULTURAL LAND AVAILABLE IN 5 LOTS

*“An accessible collection of agricultural parcels extending to approximately **46.49 acres**, situated off York Road, Kirk Hammerton. The land is offered as a whole or in **5 lots** and comprises a mixture of grassland, arable land and woodland with good road access.”*

- **LOT 1 - 4.15 ACRES** – A parcel of grassland accessed directly off the A59 extending to 4.15 acres. **Offers Over £50,000**
- **LOT 2 – 12.94 ACRES** – A parcel of arable land extending to 12.94 acres accessed off Seave Close Lane. **Offers Over £120,000**
- **LOT 3 – 6.13 ACRES** - A small arable and woodland parcel extending to 6.13 acres accessed directly off Pool Lane. **Offers Over £60,000**
- **LOT 4 – 7.36 ACRES** - A parcel of grassland extending to 7.36 acres accessed directly off Pool Lane **Offers Over £75,000**
- **LOT 5 – 15.91 ACRES** - A parcel of grassland extending to 15.91 acres accessed directly off Pool Lane **Offers Over £150,000**

FOR SALE BY INFORMAL TENDER AVAILABLE IN 5 LOTS
BEST AND FINAL OFFERS DEADLINE: 12:00 PM ON FRIDAY THE 7th of AUGUST 2026

DESCRIPTION / BACKGROUND

The property comprises an accessible collection of agricultural land parcels situated around Kirk Hammerton, extending in all to approximately 46.49 acres. The land is available as a whole or in five lots and includes a mixture of grassland, arable land and woodland, with individual parcels positioned off York Road, Seave Close Lane and Pool Lane.

The land lies in a convenient rural location within close proximity to the village of Kirk Hammerton and benefits from good access to the surrounding road network, including the nearby A59, providing onward links towards York, Harrogate, Boroughbridge and Wetherby.

The land is generally well suited to continued agricultural use, with the lots offering a range of opportunities for neighbouring landowners, farmers, smallholders, amenity purchasers and those with equestrian or conservation interests, subject to any necessary consents. The parcel sizes and individual access arrangements provide flexibility for purchasers seeking either a single block or smaller standalone parcels.

The property is offered for sale as a whole or in five separate lots, as follows:

- Lot 1** – 4.15 acres of grassland accessed directly off the A59 / York Road.
- Lot 2** – 12.94 acres of arable land accessed off Seave Close Lane.
- Lot 3** – 6.13 acres comprising arable land and woodland accessed directly off Pool Lane.
- Lot 4** – 7.36 acres of grassland accessed directly off Pool Lane.
- Lot 5** – 15.91 acres of grassland accessed directly off Pool Lane.

Overall, the sale offers a useful range of agricultural and amenity parcels in an accessible location between York and Harrogate, with the benefit of road frontage and direct access to a number of the individual lots.



LOCATION

The land is situated in an accessible rural location around the village of Kirk Hammerton, lying between York and Harrogate and within close proximity to the A59. The parcels are positioned off York Road, Seave Close Lane and Pool Lane, providing good access to the surrounding road network.

Kirk Hammerton is a well-regarded village benefitting from a range of local amenities including a railway station, primary school, church and village hall. The nearby village of Green Hammerton provides further local services and lies approximately 1.2 miles away.

The land is well placed for access to the surrounding market towns and commercial centres, with Boroughbridge approximately 9 miles to the north, Wetherby approximately 11 miles to the south-west and Harrogate approximately 12 miles to the west. These towns provide a wider range of shopping, educational, healthcare and recreational facilities.

The historic city of York is located approximately 12 miles to the east and provides an extensive range of services and amenities, together with a mainline railway station offering regular services to Leeds, London, Edinburgh and further afield. Leeds is approximately 25 miles to the south-west and provides a major regional commercial centre.

The location benefits from good road links via the A59, providing access towards York, Harrogate and the wider motorway network.



LOT 1 - 4.15 ACRES GRASSLAND - Offers Over £50,000

DESCRIPTION

The land that makes up Lot 1 extends to approximately 4.15 acres and comprises a useful parcel of grassland accessed directly off York Road / the A59. The parcel is situated on the edge of Kirk Hammerton in a highly accessible roadside position.

The land comprises a single grassland parcel with mature hedgerow boundaries, together with areas of established trees and scrub along parts of the boundary. The land lies adjacent to existing roadside residential and commercial property and benefits from good road frontage onto York Road / the A59.

The parcel is considered suitable for continued agricultural, grazing or equestrian use, subject to any necessary consents. Given its accessible position and road frontage, the land may also be of interest to neighbouring owners, smallholders, equestrian purchasers or amenity buyers.

There is no mains water supply connected to the land.

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 described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

BASIC PAYMENT SCHEME / DELINKED PAYMENTS

The Basic Payment Scheme has now closed and no BPS entitlements are included in the sale. Purchasers should make their own enquiries with the Rural Payments Agency regarding any current or future schemes.

DEVELOPMENT CLAWBACK

Lot 1 will be sold subject to a development clawback provision. The Vendor will reserve 40% of any uplift in value arising from any future use or development of the land other than agricultural or equestrian use. The clawback will apply for a period of 20 years from the date of completion.



LOT 2 - 12.94 ACRES ARABLE LAND -Offers Over £120,000

DESCRIPTION

The land that makes up Lot 2 extends to approximately 12.94 acres and comprises a productive parcel of arable land accessed off Seave Close Lane. The parcel is situated in an accessible agricultural location close to the village of Kirk Hammerton.

The land sits together as a single arable field parcel and is currently growing a crop of wheat. The parcel is generally level to gently undulating and benefits from established hedgerow boundaries, with a number of mature trees situated along parts of the field margins.

The land forms a useful and manageable block of productive arable land and is considered suitable for continued agricultural use. The parcel may be of interest to neighbouring farmers, agricultural investors or those seeking a standalone block of arable land within close proximity to the A59 and the surrounding road network.

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 described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

BASIC PAYMENT SCHEME / DELINKED PAYMENTS

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LOT 3 - 6.13 ACRES ARABLE / WOODLAND -Offers Over £60,000

DESCRIPTION

The land that makes up Lot 3 extends to approximately 6.13 acres and comprises a mixed parcel of arable land and woodland. The land is accessed from Pool Lane via a right of way over third-party land, as shown indicatively on the sale plan.

The parcel includes a useful area of arable land which is currently in agricultural production and growing a crop of wheat, together with an area of woodland and established trees situated along part of the boundary. The land sits within an attractive rural position close to Pool Bridge and is surrounded by further agricultural land.

The arable element is considered suitable for continued agricultural use, while the woodland provides amenity, shelter and conservation interest. The lot may be of interest to neighbouring landowners, farmers, amenity buyers or purchasers seeking a smaller mixed-use parcel of land.

LAND CLASSIFICATION

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SOIL SERIES

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BASIC PAYMENT SCHEME / DELINKED PAYMENTS

The Basic Payment Scheme has now closed and no BPS entitlements are included in the sale. Purchasers should make their own enquiries with the Rural Payments Agency regarding any current or future schemes.

ACCESS

Access to Lot 3 is taken from Pool Lane over a right of way across third-party land. Purchasers should satisfy themselves as to the full nature and extent of the right of way.



LOT 4 - 7.36 ACRES GRASSLAND

Offers Over £75,000

DESCRIPTION

The land that makes up Lot 4 extends to approximately 7.36 acres and comprises a useful parcel of grassland accessed directly off Pool Lane. The parcel is situated in an attractive rural position close to Kirk Hammerton and is surrounded by further agricultural land and mature boundary trees and hedgerows.

The land is laid to grass and forms a manageable block suitable for continued agricultural use, including grazing or mowing. The parcel benefits from established boundaries, with mature trees and hedgerows providing shelter and amenity value.

The land may be of interest to neighbouring landowners, farmers, smallholders, equestrian purchasers or amenity buyers, subject to any necessary consents.

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 described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

BASIC PAYMENT SCHEME / DELINKED PAYMENTS

The Basic Payment Scheme has now closed and no BPS entitlements are included in the sale. Purchasers should make their own enquiries with the Rural Payments Agency regarding any current or future schemes.



LOT 5 - 15.91 ACRES GRASSLAND

Offers Over £150,000

DESCRIPTION

The land that makes up Lot 5 extends to approximately 15.91 acres and comprises a useful block of grassland accessed directly off Pool Lane. The parcel is situated in an accessible rural position close to Kirk Hammerton and forms the largest of the five lots.

The land is laid to grass and sits together as a practical and manageable parcel suitable for continued agricultural use, including grazing or mowing. The parcel benefits from established boundaries, with mature hedgerows and trees situated along parts of the field margins, providing shelter and amenity value.

The size and accessibility of the parcel may make it attractive to neighbouring farmers, landowners, smallholders, equestrian purchasers or amenity buyers, subject to any necessary consents.

There is no mains water supply connected to the land.

LAND CLASSIFICATION

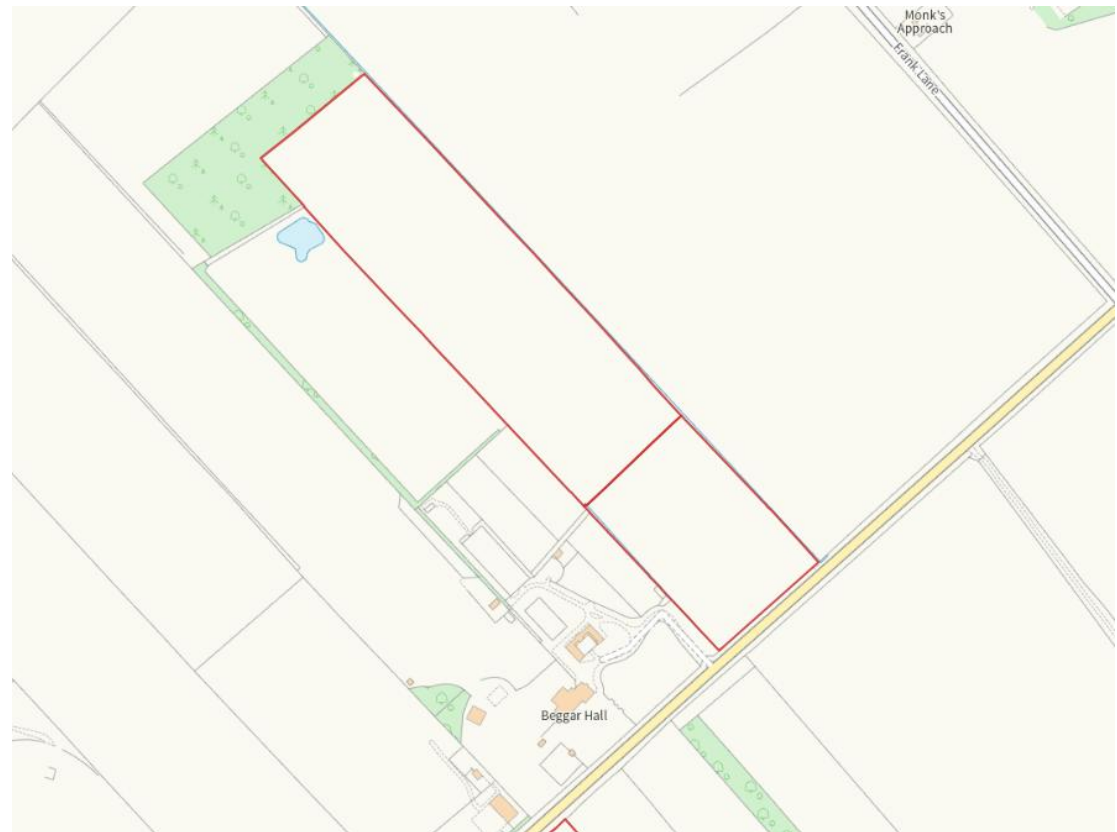
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SOIL SERIES

The soil is described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

BASIC PAYMENT SCHEME / DELINKED PAYMENTS

The Basic Payment Scheme has now closed and no BPS entitlements are included in the sale. Purchasers should make their own enquiries with the Rural Payments Agency regarding any current or future schemes.



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 benefit of all existing rights of way, water, light, drainage and other easements, quasi-easements, wayleaves and covenants affecting the property, whether mentioned in these particulars or not.

Access to Lot 3 is taken from Pool Lane over a right of way across third-party land. Purchasers should satisfy themselves as to the full nature and extent of the right of way.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

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.

DEVELOPMENT CLAWBACK

Lot 1 will be sold subject to a development clawback provision. The Vendor will reserve 40% of any uplift in value arising from any future use or development of the land other than agricultural or equestrian use. The clawback will apply for a period of 20 years from the date of completion.

METHOD OF SALE

The Paddocks is offered **FOR SALE BY INFORMAL TENDER IN 5 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 7TH AUGUST 2026.**

For those with queries on the sale, please contact: Peter Elwess, MRICS at the Cundalls Malton office on 01653 697 820 or email: peter.elwess@cundalls.co.uk or Stephen Dale – Sunley Malton office on 01653 697 820 or email: Stephen.dale-seunley@cundalls.co.uk

VIEWINGS

Viewing is unaccompanied and undertaken at the viewer's own risk, strictly by appointment through the Agents' Malton office on 01653 697820. Interested parties should ensure they have a set of sales particulars with them when viewing.

DRAINAGE RATES

Part of the land is subject to drainage rates payable to the Swale and Ure Drainage Board. Further details are available from the Agents upon request.

GENERAL INFORMATION

Services: None
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 2026.
Postcode: YO26 8DH



NOTICE:

Details and photographs prepared June 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.



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