

# **90 RUFFA LANE**

PICKERING, NORTH YORKSHIRE, YO18 7HT

**CUNDALLS**

EST 1860





## **90 RUFFA LANE**

PICKERING  
NORTH YORKSHIRE  
YO18 7HT

*Pickering town centre 1 mile, Thornton-le-Dale 3 miles, Kirkbymoorside 7 miles, Malton 9 miles, York 28 miles (All distances approximates)*

### **TO LET – ATTRACTIVELY SITUATED DETACHED BUNGALOW WITH OUTBUILDINGS AND LAND EXTENDING TO APPROXIMATELY 4.43 ACRES**

*“90 Ruffa Lane is a well-presented two-bedroom detached bungalow set within a compact smallholding extending to approximately 4.43 acres in total. The property includes useful outbuildings and grass paddocks to the rear, offering scope for amenity, equestrian or hobby farming use, while remaining conveniently situated within Pickering.”*

**House:** A well-presented two-bedroom detached bungalow providing comfortable accommodation in a convenient yet spacious setting. The accommodation briefly comprises an entrance hall, sitting room, kitchen, utility room, cloakroom, two bedrooms and house bathroom.

**Outbuildings:** The property benefits from a useful steel portal framed building with timber lean-to to either side, providing practical space for storage, stabling, workshop use or general smallholding purposes, subject to the terms of the tenancy.

**Land:** The property extends in total to approximately 4.43 acres, with grass paddocks lying to the rear of the bungalow. The land provides a manageable area suitable for amenity, equestrian or hobby farming use, making 90 Ruffa Lane an appealing compact smallholding.

**TO BE LET BY INFORMAL TENDER ON AN INITIAL ONE - YEAR FARM BUSINESS TENANCY**

**WITH LONGER-TERM AGREEMENT AVAILABLE BY NEGOTIATION TOGETHER WITH POTENTIAL FURTHER LAND BY  
SEPARATE NEGOTIATION**

**GUIDE RENT: £1,250 PCM**

**TENDERS TO BE SUBMITTED BY 2PM ON FRIDAY 31ST JULY 2026**

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## DESCRIPTION / BACKGROUND

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The letting of 90 Ruffa Lane presents an excellent opportunity to rent a well-presented two-bedroom detached bungalow with useful outbuildings and adjoining grassland, extending in total to approximately 4.43 acres.

90 Ruffa Lane provides comfortable and practical accommodation, conveniently situated within Pickering and suitable for a range of occupiers. The accommodation briefly comprises an entrance hall, sitting room, kitchen, utility room, cloakroom, two bedrooms and house bathroom.

The holding comprises the bungalow together with a steel portal framed building with timber lean-to to either side, garden areas, parking and adjoining grass paddocks lying to the rear. The land is split into two main paddocks and provides excellent potential for amenity, equestrian, smallholding or hobby farming use, subject to the terms of the tenancy.

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## LOCATION

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90 Ruffa Lane is situated on the eastern side of Pickering, in a convenient position close to the edge of the town. The property benefits from direct access to Ruffa Lane, with the land extending to the rear, giving the holding a more open and smallholding-style feel whilst remaining within easy reach of local services.

The historic market town of Pickering offers a comprehensive range of amenities including shops, supermarkets, cafés, schooling, healthcare facilities and rail connections via the North Yorkshire Moors Railway.

Additional facilities are available in Kirkbymoorside, Malton and the wider Ryedale area, all offering a range of shopping, education and employment opportunities together with access to the A64 for onward travel to York and beyond.

The surrounding countryside and the North York Moors National Park lie close by, offering access to an attractive rural landscape while still retaining the convenience of a town-edge location.

Overall, 90 Ruffa Lane combines the practicality of town amenities with the benefit of adjoining land and outbuildings, making it an appealing base for those seeking a manageable smallholding or rural lifestyle property.



## HOUSE

The dwelling comprises a well-presented two-bedroom detached bungalow, providing comfortable and practical accommodation extending to approximately 793 sq ft / 73.71 sq m in total. The accommodation is arranged at ground floor level and includes an entrance hall, living room, kitchen, utility room, cloakroom/WC, two bedrooms and bathroom.

The property benefits from electric night storage heating and double glazing, with mains water, electricity and drainage understood to be connected. The bungalow provides well-arranged accommodation suitable for a range of occupiers seeking a residential property with land and outbuildings.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Door to the front. Access to the principal rooms. Loft hatch. Airing cupboard containing hot water cylinder and electric immersion heater. Electric night storage heater.

### LIVING ROOM - 5.30m x 3.60m / 17'5" x 11'10"

A well-proportioned reception room with windows to the front and rear, providing good natural light. Television point, telephone point and electric night storage heater.

### KITCHEN - 3.37m x 3.33m / 11'1" x 10'11"

Fitted with a range of wall and floor units incorporating stainless steel single drainer sink unit with mixer tap. Integrated ceramic four-ring hob and integrated oven with stainless steel extractor hood over. Tiled splashbacks and windows to the front and side.

### UTILITY ROOM - 3.30m x 1.90m / 10'10" x 6'3"

Fitted base units incorporating stainless steel single drainer sink unit with mixer tap. Tiled splashbacks, window to the rear, door to the side and automatic washing machine point.

### CLOAKROOM / WC

Low flush WC and extractor fan.

### BEDROOM ONE - 3.40m x 2.90m / 11'2" x 9'6"

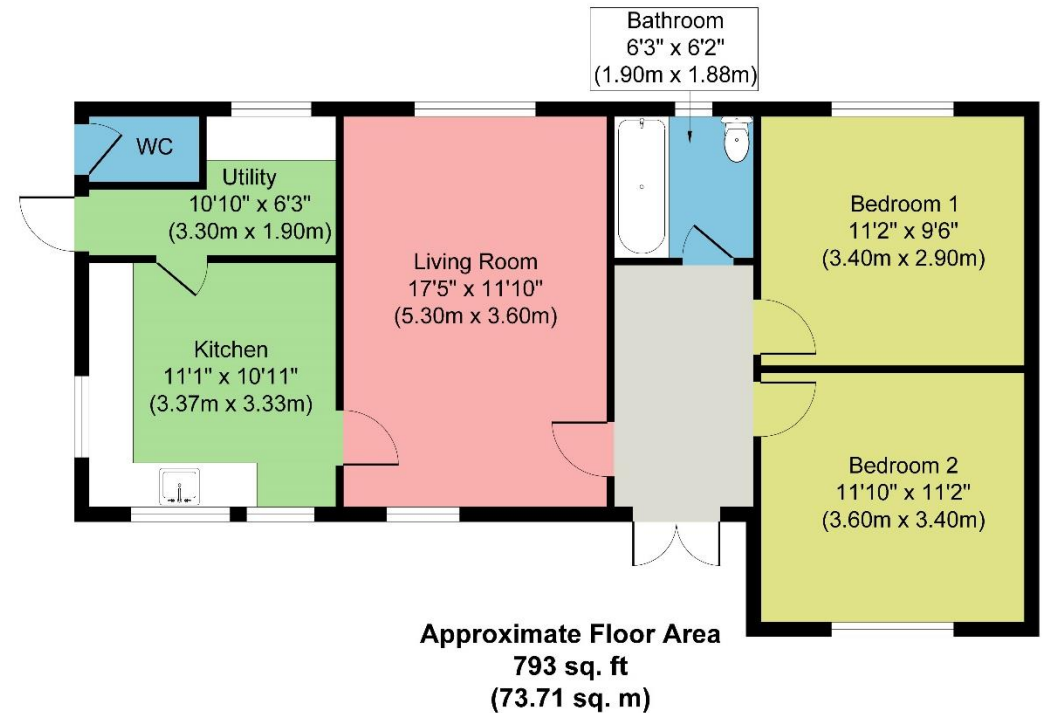
Double bedroom with window to the rear and electric night storage heater.

### BEDROOM TWO - 3.60m x 3.40m / 11'10" x 11'2"

Double bedroom with window to the front and electric night storage heater.

### BATHROOM - 1.90m x 1.88m / 6'3" x 6'2"

Fitted with matching white suite comprising low flush WC, pedestal wash hand basin and bath with shower over. Part tiled walls, obscure glazed window and heated towel rail.



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## LAND

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The holding extends in total to approximately 4.43 acres, comprising the bungalow, garden areas, outbuildings, yard/parking areas and adjoining grassland to the rear. The land is laid to permanent pasture and is split into two main paddocks, providing a manageable area suitable for amenity, equestrian, grazing or smallholding use, subject to the terms of the tenancy.

The paddocks lie directly beyond the dwelling and buildings, giving 90 Ruffa Lane a practical smallholding layout while remaining conveniently situated within Pickering.

There may be potential for further land to be made available by separate negotiation, subject to agreement with the landlord.

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## PROPOSED TENANCY – HEADS OF TERMS

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### Initial Terms proposed:

### TYPE OF AGREEMENT:

- The holding is to be let on a one -year Farm Business Tenancy (FBT).
- Further longer-term arrangements may be considered following successful occupation.

### USE:

- Agricultural/ Equestrian use only.
- Sub-letting and assignment prohibited.

### REPAIRS:

- Landlord responsible for main structural elements of cottage and buildings (roof, main walls).
- Tenant responsible for internal repairs, joinery, fixtures and fittings.
- Full repair responsibilities to be confirmed in the draft agreement.
- A Schedule of Condition will be prepared.

### SERVICES:

- Mains Water.
- Electricity.
- Mains drainage.
- Electric storage heating.

### SPORTING & MINERAL RIGHTS:

- Sporting rights reserved.
- Minerals reserved.



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## METHOD OF LETTING AND VIEWING

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The property is initially being offered to let on a **ONE -year Farm Business Tenancy** by informal tender, with the potential for a longer-term agreement by negotiation.

There may also be potential for further land to be made available by separate negotiation, subject to agreement with the landlord.

Interested parties should register their interest with the agents and book a viewing prior to submitting their tender.

A number of viewing days will be arranged, with individual accompanied viewings also available by appointment.

**Tenders are to be submitted to the agents by 2pm on Friday 3 1st July 2026.**

Tenders should set out the proposed rent, intended use, proposed term, details of the proposed occupier, any livestock or horses to be kept at the property, and whether any additional land is required. Applicants should also provide brief details of their relevant experience, their ability to meet the rent and tenancy obligations, any conditions attached to their tender, and contact details for suitable references.

For those with queries on the letting of the farm or to arrange a viewing please contact: Stephen Dale-Sunley of Cundalls on 01653 697 820 Email: [stephen.dale-sunley@cundalls.co.uk](mailto:stephen.dale-sunley@cundalls.co.uk)

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## GENERAL INFORMATION

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- Guide Price: £1,250 PCM.
- Services: Mains water, electricity and drainage.
- Council Tax: Band D
- EPC Rating: Band E
- Postcode: YO18 7HT

Details and photographs prepared January 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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