

79.79 ACRES

FLIXTON, SCARBOROUGH, NORTH YORKSHIRE, YO11 3UF

CUNDALLS
EST 1860





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Filey 5.4 miles, Scarborough 8.4 miles, Malton 18 miles, York 36 miles (all distances approximate)

**A RING-FENCED BLOCK OF EDGE OF VILLAGE MIXED ARABLE AND GRASS LAND
EXTENDING TO APPROXIMATELY 80 ACRES WITH ROAD FRONTAGE AND ACCESS**

“The sale of 80 acres of mixed arable and grass land at Flixton is an excellent opportunity to purchase a well-positioned block of Grade III land set within a ring fence and benefiting from good access and direct road frontage. The land lends itself to a range of arable cropping as well as livestock production”

- Well-positioned on the edge of Flixton Village with road frontage onto the A1039
- Set within a ring fence and extending to approximately 80 acres
- Mixed grass and arable land suitable for range of arable cropping and livestock production
- Previously utilised for cereal and potato crops
- Generally flat land Identified as Grade III
- Sub-divided into three main parcels, each with stock-proof fencing
- Natural capital / BNG / Conservation or Tree planting opportunities

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE: £550,000

DESCRIPTION / BACKGROUND

The land extends in all to approximately 79.79 acres (32.29 hectares) of mixed arable and grassland, situated within a ring fence on the eastern edge of the village of Flixton and immediately to the north of the Yorkshire Wolds. The land benefits from extensive road frontage onto the A1039, together with good direct access and convenient links to the nearby A64.

The land is generally level and is identified as Grade III agricultural land, comprising a useful range of soil types. These vary from productive, freely draining sandy loam soils towards the south of the holding to areas of lower lying, deeper peat soils.

Historically, the land has been used for a range of arable cropping, including wheat, barley and potatoes, as well as permanent pasture. The combination of soil types and topography provides flexibility for continued arable production, grass cropping and livestock grazing.

The holding is subdivided into three principal parcels and benefits from stock-proof fencing throughout. Its ring-fenced nature, good road access and location close to the A64 make it a practical and versatile block of agricultural land.

LOCATION

The land is situated in an attractive rural location positioned on the eastern edge of the small village of Flixton situated between Staxton and Filey. The property is surrounded by agricultural land to the north, east and west and the A1039 to the south. There is excellent road access onto the A1039 which leads to the A64 (York road) and A165 (Hull road).

The property is accessed directly off the Filey Road (A1039) on the immediate eastern edge of the village. Flixton is a rural village situated 8 miles to the South of Scarborough and 5.5 miles to the west of Filey. The village offers modest services and amenities including public house and cricket club.

A further range of services can be found in the Victorian seaside spa town of Scarborough, including number of shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities along with a railway station with connections to York, allowing access to the East Coast Mainline.

The market town of Malton is located approximately 18 miles distant and offers further services including twice weekly livestock market. Livestock markets are also located at York and Hull.



LAND SCHEDULE

The property extends in total to approximately **32.29 hectares (79.79 acres)** and is divided into a number of conveniently sized parcels. The land comprises a mixture of permanent pasture and arable land, as set out in the schedule below:

Field Number	Description	Hectares	Acreage
TA0480 6858	Permanent Pasture	11.22	27.72
TA0479 7299	Permanent Pasture	8.97	22.16
TA0479 6473	Winter Barley	10.38	25.65
TA0480 6030	Permanent Pasture	1.47	3.63
TA0480 7032	Permanent Pasture	0.09	0.22
TA0480 6123	Permanent Pasture	0.16	0.22
TOTAL		32.29	79.79

LAND CLASSIFICATION

The arable land is shown on the former Ministry of Agricultural Provisional Land Classification maps as Grade III.

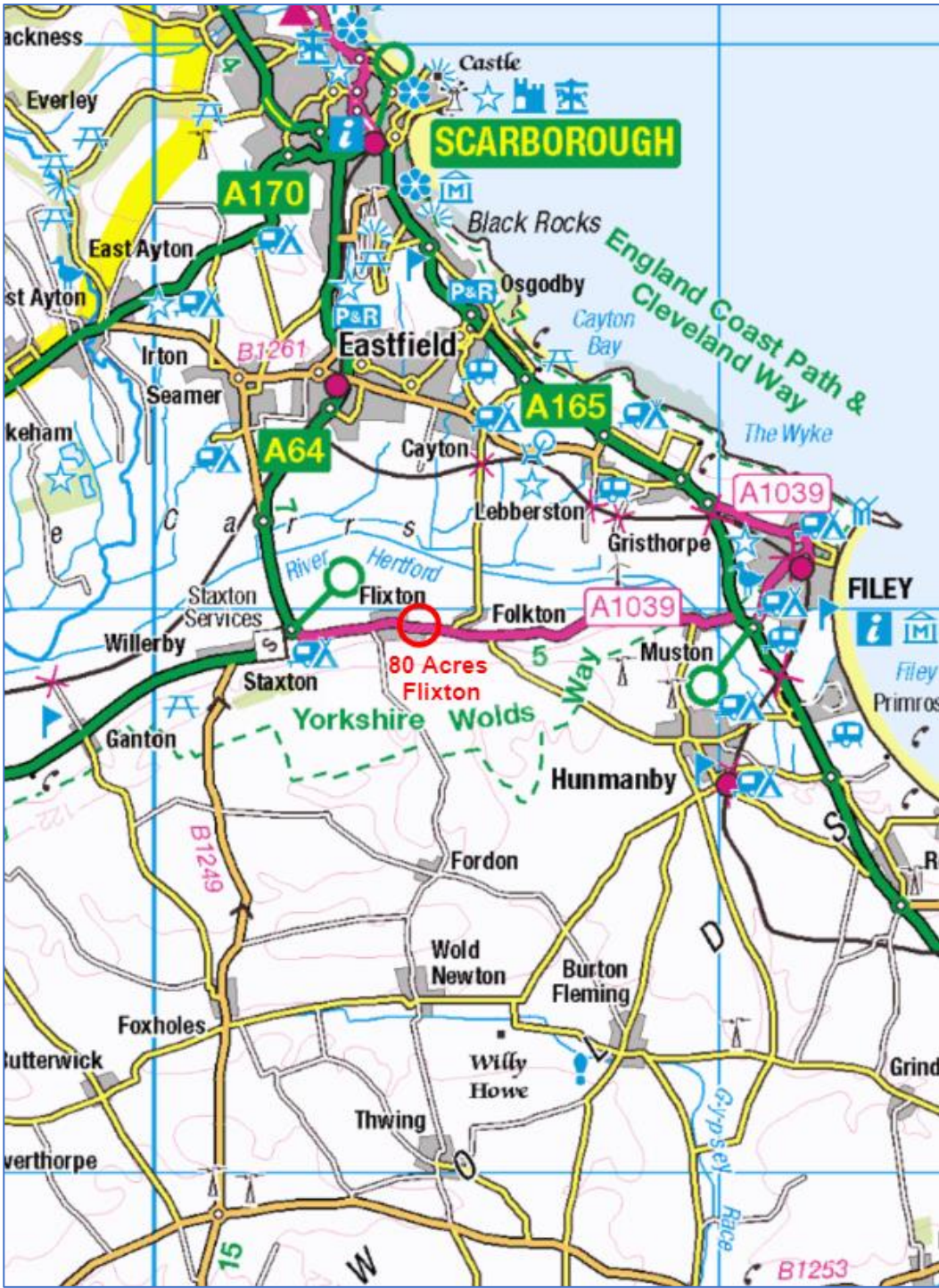
SOIL TYPES

The lower lying land is classified as belonging to a mixture of soil types, one being the ‘Adventurers’ I’ Series of Soil Types according to the Soil Association of England and Wales and such soils are ‘Deep peat soils on Flat land’ suitable for growing cereals, sugar beet and potatoes. The second soil type is listed as ‘Newport I’ which are described as ‘Deep, well drained sandy and coarse loamy soils’ which are also best utilised for growing similar crops.

CLAWBACK PROVISION

The previous vendors reserve the right to claw back 50% of any uplift in value over and above the apportioned sale price, if planning permission is granted on all or any part of field 6473 for residential, commercial or leisure use, within 25 years following completion of the sale. It is understood this has approximately 10 years remaining, please contact the agent for further details.

The overage agreement, above, from a previous sale has no bearing or effect on any other land described in these particulars.



BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is registered with the Rural Payments Agency.
We understand that the land is not currently entered into any Sustainable Farming Incentive (SFI), Countryside Stewardship or other environmental land management agreement.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DRAINAGE RATES

The land is situated within the Vale of Pickering Internal Drainage Board.

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.

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.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson, Stephen Dale – Sunley and Edward Wilkinson . Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Planning:	North Yorkshire Council – Tel: 0300 131 2 131
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 of the time and date attending. Telephone 01653 697 820
Post Code:	YO11 3UF
Guide Price:	£550,000

NOTICE:
Details and photographs prepared August 2026.
All measurements and areas are approximate. All areas shown and highlighted on photographs are for indicative purposes only. 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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