

22.54 ACRES

RYTON, MALTON, NORTH YORKSHIRE, YO17 6XU

CUNDALLS

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22.54 ACRES **RYTON** **MALTON** **NORTH YORKSHIRE** **YO17 6XU**

Malton 4 miles, Pickering 8 miles, Kirkbymoorside 11 miles, York 20 miles, Scarborough 22 miles (All distances approximate)

A PRODUCTIVE BLOCK OF ARABLE AND GRASSLAND SET IN A PEACEFUL AND ATTRACTIVE RURAL POSITION CLOSE TO MALTON

“An excellent opportunity to purchase a productive block of arable and grassland extending to approximately 22.54 acres, situated at Ryton, near Malton. Enjoying a peaceful and attractive rural setting, the land is offered for sale as a whole or in two lots and benefits from good accessibility. The property is well suited to arable and grass cropping, livestock grazing, equestrian or amenity uses.”

- Productive block of arable and grassland extending to approximately 22.54 acres
- Situated at Ryton, near Malton, North Yorkshire
- Offered for sale as a whole or in two lots
- Suitable for arable and grass cropping, grazing or amenity use
- Freehold with vacant possession upon completion

FOR SALE AS A WHOLE OR TWO LOTS BY PRIVATE TREATY

LOT 1 – 15.19 Acres – GUIDE PRICE: £150,000

LOT 2 – 7.35 Acres – GUIDE PRICE: £75,000

GUIDE PRICE WHOLE: £225,000

DESCRIPTION / BACKGROUND

The property comprises approximately 22.54 acres of productive arable and grassland situated at Ryton, near Malton, forming an attractive block of agricultural land offered for sale as a whole or in two lots.

The land is divided into two principal parcels, namely Lot 1 extending to approximately 15.19 acres and Lot 2 extending to approximately 7.35 acres, both of which are capable of being farmed independently or as part of a larger unit. The land is generally level and is currently utilised for a combination of arable and grass cropping, lending itself to further cereal production, grassland management or livestock grazing.

The land is surrounded by further agricultural land and is situated within a well-regarded farming area, making it a desirable addition to existing holdings.

The property is likely to appeal to a range of purchasers including local farming businesses, equestrian users, lifestyle buyers and investors. In addition, the land may offer longer-term amenity or environmental potential, including opportunities for biodiversity or woodland creation, subject to the necessary consents.

LOCATION

The land enjoys an attractive and peaceful rural setting at Ryton, near Malton, within North Yorkshire. The property lies within a productive and well-regarded farming area and is surrounded by further agricultural land, providing a traditional rural landscape setting.

The nearby market town of Malton, located approximately 4 miles to the south, offers a comprehensive range of services and amenities including shops, schools, leisure facilities, healthcare services and a railway station providing direct links to York and the east coast. Malton is widely regarded as one of North Yorkshire's most desirable market towns and serves as a key commercial and agricultural centre for the surrounding area.

The market town of Pickering lies approximately 8 miles to the north and is often referred to as the 'Gateway to the Moors', providing access to the North York Moors National Park. Pickering offers a good range of day-to-day amenities and connects well to the wider road network via the A169 and A170, providing access to Kirkbymoorside, Whitby and Scarborough.

The property is situated approximately 20 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.

There are livestock markets located at Malton, York and Ruswarp and all are within a 26-mile radius



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.

SOIL TYPE

The soils are understood to comprise predominantly loamy and clayey soils, typical of the Ryton area, being capable of supporting a range of agricultural uses.

Such soils are suitable for arable cropping, grassland production and livestock grazing, subject to normal seasonal conditions and standard husbandry practices.



Details and photographs prepared April 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.

GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

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 to the land is via a third party private road to which there is a right of access.

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.

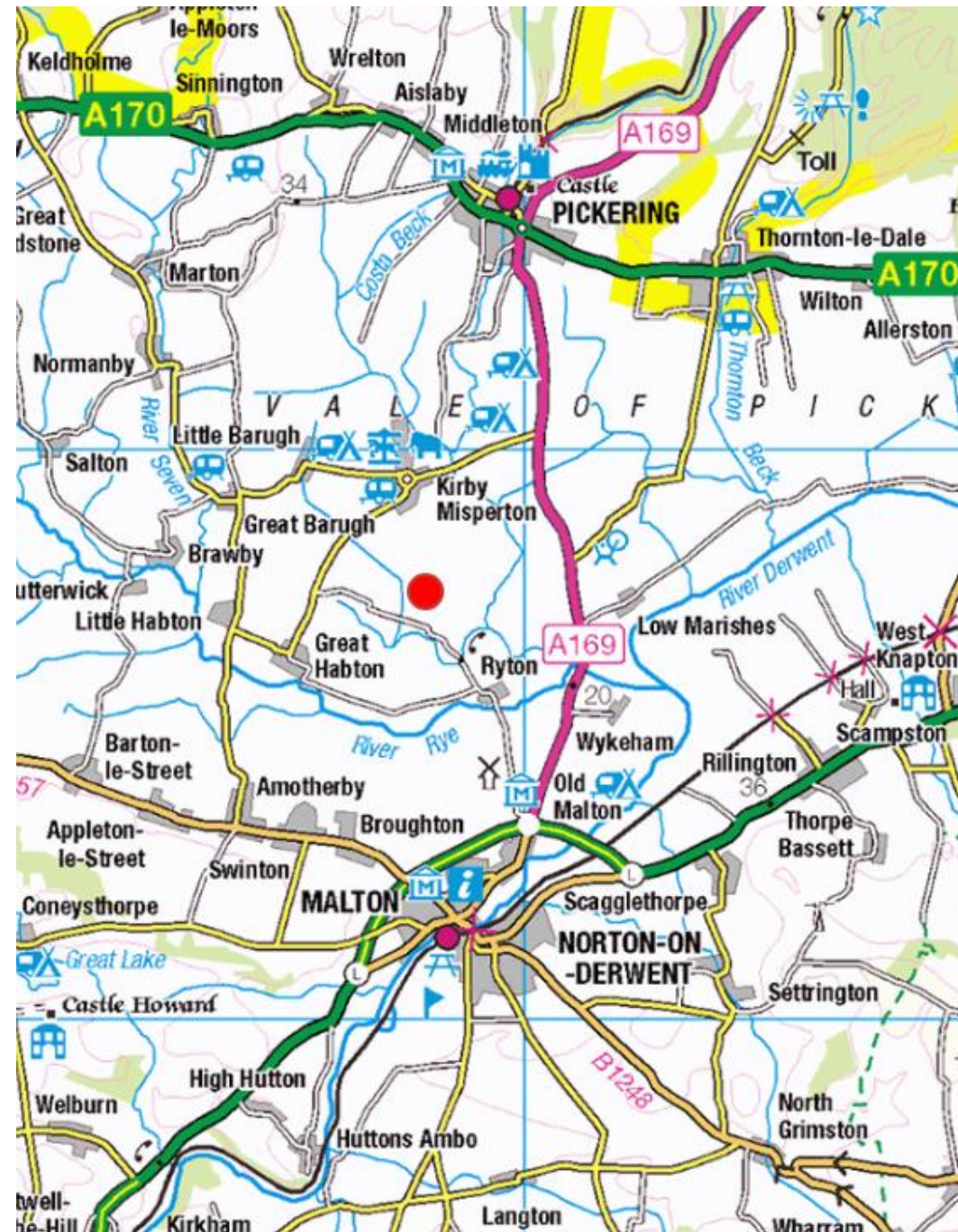
METHOD OF SALE

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

GENERAL INFORMATION

Services: None
Planning: North Yorkshire Council. Tel: 0300 131 2131
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
Postcode: YO17 6 XU (Please do not rely on Sat Nav, please also view location plan).
Guide Prices: Lot 1: *Guide Price £150,000*; Lot 2 *Guide Price: £50,000*
Whole: *Guide Price £225,000*





PROFESSIONALS IN PROPERTY SINCE 1860



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