



**3.04 ACRES**  
**FLAXTON, YORK, NORTH YORKSHIRE, YO60 7RW**

**CUNDALLS**  
EST 1860



## **3.04 ACRES**

YORK LANE

FLAXTON

YORK

*Strensall 3.4 mile, Haxby 6.8 miles, Malton 11 miles, Easingwold 12 miles, York 9.5 miles (All distances approximates)*

### **ATTRACTIVE, EDGE OF VILLAGE PARCEL OF GRASSLAND**

*‘A rare opportunity to purchase an attractive and well-located edge-of-village grass paddock extending to approximately 3.04 acres, ideally suited to grazing, equestrian or amenity use’*

- Single, well-contained grass paddock extending to approximately 3.04 acres
- Attractive edge-of-village setting adjoining Flaxton
- Secure, ring-fenced boundary with mixed fencing and mature hedgerows
- Access from York Lane via a right of way
- Ideal for grazing, equestrian, amenity or smallholding use

**FOR SALE BY PRIVATE TREATY:**

**OFFERS OVER : £60,000**

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## DESCRIPTION / BACKGROUND

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A rare opportunity to purchase an attractive edge-of-village grass paddock extending to approximately 3.04 acres, forming a single, well-contained field enclosure. The land sits within a neat ring-fenced boundary, with a mixture of post-and-rail fencing and established hedgerows providing both security and privacy. The paddock is level and well presented, being currently laid to permanent pasture.

Access is taken from York Lane via a right of way over a double-gated entrance leading onto an area of hardstanding, from which the paddock is accessed.

The land enjoys an attractive edge-of-village position adjoining Flaxton, with open countryside surrounding the property and pleasant rural views across the surrounding farmland.

The paddock would be well suited to grazing, private equestrian use or general amenity purposes, subject to any necessary consents.

Overall, the property represents a manageable and appealing block of pastureland in a desirable and accessible rural location, suitable for purchasers seeking land for lifestyle, recreational or smallholding purposes.

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## LOCATION

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The parcel of land is attractively positioned on the edge of Flaxton village and is situated to the North of York Lane.

The property is situated immediately adjoining Flaxton village with open countryside extending to the south and west and the village centre a short distance to the east. Flaxton is traditional village within the Ryedale District. It has a limited number of services although does benefit from two public houses, village hall and church.

The village of Strensall is located approximately 3.4 miles west and has a wider range of amenities including grocery shops, post office, public houses, primary school, medical and sports facilities and public library.

The property is also located approximately 9.5 miles to the north east of the Historic City of York which provides a large range of services, amenities and schools, including mainline rail services to London Kings Cross and Edinburgh within 2 hours.



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**GENERAL INFORMATION - REMARKS & STIPULATIONS**

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**BASIC PAYMENT SCHEME**

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The land is not registered with the Rural Payments Agency (RPA) for the Basic Payment Scheme (BPS).

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**EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

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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 rights of way crossing the land.

We understand that the land has a right of access from the public highway.

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**SOIL TYPE**

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The soil is shown in the Soils Series of England and Wales as primarily being of the 'Dunkeswick' type which are described as *'slowly permeable, seasonally waterlogged fine loam over clay soils'*.

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**LAND CLASSIFICATION**

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

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**ENVIRONMENTAL SCHEMES**

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The land is not believed to be subject to any Environmental Stewardship or similar scheme.

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**SPORTING, TIMBER & MINERAL RIGHTS**

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

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**BOUNDARIES**

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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.

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**ACCESS**

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Access to the land is taken directly off York Lane via a right of way which will be granted over the area hatched blue on the attached plan. The right of way will permit pedestrian and vehicular access for agricultural or equestrian purposes only, and is intended solely to facilitate the management and use of the land.



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## METHOD OF SALE – PRIVATE TREATY

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The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion.

If you have queries on the sale of the property please contact Stephen Dale – Sunley on 01653 697820 and [Stephen.Dale-Sunley@cundalls.co.uk](mailto:Stephen.Dale-Sunley@cundalls.co.uk)

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## GENERAL INFORMATION

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**Services:** Mains water could be connected by further negotiation.

**Planning:** North Yorkshire Council. 01653 600666

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

**Viewing:** Viewing may take place unaccompanied during daylight hours, having first informed the selling agents, Cundalls Malton Office on 01653 697820.

## NOTICE:

Details and Photographs prepared March 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.





Hall

31.4m

Stables

Pond

27.7m

York Lane

26.2m

TCB (Defib)

PH

Soylands

Prospect House

GP

31.4m

The Bungalow

Klora House

The Old Chapel

Chapel Cottage

Green View Cottage

Grace Lodge

The Old Mill

Ashlea School View

Forge Cott

Sweetbriar Cottage

The Rectory



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