

392 ACRES AND BUILDINGS
AMPLEFORTH, YORK, NORTH YORKSHIRE



CUNDALLS

EST 1860



392 ACRES AND BUILDINGS

AMPLEFORTH

YORK

NORTH YORKSHIRE

Helmsley 4.5 miles, Easingwold 9 miles, Malton 14 miles, York 20 miles (All distances approximates)

A PRODUCTIVE BLOCK OF ARABLE LAND, GRASSLAND AND WOODLAND WITH A SUPERBLY POSITIONED FARMSTEAD PROVIDING OVER 50,000 SQ.FT OF BUILDINGS

- In all around 392 acres
- Good range of modern agricultural buildings in large yard area providing over 55,000 sq.ft of floorspace
- Beautiful rural position in the Howardian Hills
- Potential to develop agricultural workers dwelling subject to consents
- Mains electric and borehole water supply
- Approximately 239.5 acres currently let on a FBT until 30 September 2027 generating £31,109 per annum and 152.6 acres to be sold with vacant possession. There is also a part termination clause within the FBT stating that vacant possession can be gained on 20% of the area per annum.

**FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN FOUR LOTS
BEST AND FINAL OFFERS BY 2pm FRIDAY 15th DECEMBER 2023**

Lot 1: Around 183 acres and buildings: Guide Price: offers over £1,750,000

Lot 2: Around 56.4 acres arable land. Guide Price: offers over £455,000

Lot 3: Around 125 acres grassland and woodland. Guide Price: offers over £700,000

Lot 4: Around 27.7 acres woodland. Guide Price: offers over £95,000

GUIDE PRICE AS A WHOLE: OFFERS OVER £3,000,000

BACKGROUND, LOCATION AND SITUATION

A rare opportunity to purchase around 392 acres of arable land, grassland and woodland, together with an attractively positioned farmstead providing over 50,000sq.ft of modern buildings, situated in a beautiful rural location near Ampleforth in the Howardian Hills.

Approximately 239.5 acres is subject to a Farm Business Tenancy expiring on the 30 September 2027 and 152.6 acres is subject to vacant possession.

Please note there is a clause within the FBT that possession of upto 20% of the FBT area can be gained each year by the Landlord at any time during the tenancy, subject to paying the Tenant reasonable compensation for standing crops. For instance, possession on the whole area of Lot 2 could be regained, or part of Lot 1 including the buildings.

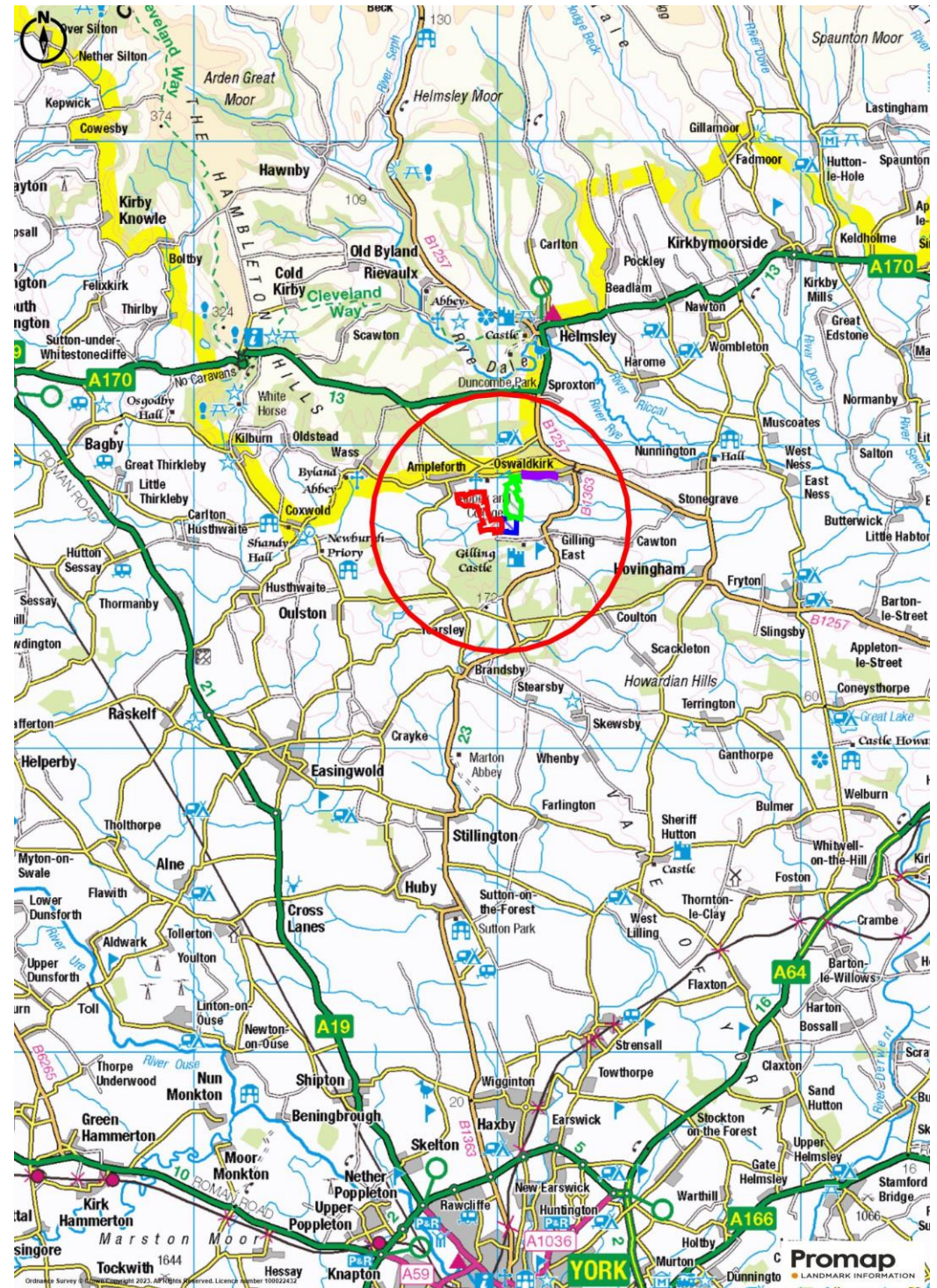
The land can be purchased as a whole or has been lotted in upto four lots in order to appeal to agricultural, investment, lifestyle, amenity and conservation purchasers:

- **Lot 1:** Around 183 acres and buildings (edged red on plan)
- **Lot 2:** Around 56.4 acres arable land (edged blue on plan)
- **Lot 3:** Around 125 acres grassland and woodland (edged green on plan)
- **Lot 4:** Around 27.7 acres woodland (edged purple on plan)

The land is situated in a rural position in open countryside between the villages of Oswaldkirk, Gilling East and Ampleforth in the Ryedale District of North Yorkshire within the Howardian Hills Area of Outstanding Natural Beauty.

The Market Town of Helmsley is only 4.5 miles distant and is situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens the town is an especially popular tourist destination. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

Further amenities are available in the market town of Easingwold 10 miles distant and the historic City of York is situated approximately 20 miles away with mainline trains available to Kings Cross, London and Edinburgh in within 2 hours.



LOT 1 – 183 ACRES AND BUILDINGS

A productive block of predominantly arable land with an excellent range of buildings situated in a very attractive position to the south east of Ampleforth.

The farmstead is situated centrally to the north of the land and comprises a large concrete yard area together with a substantial range of reasonably modern general purpose and livestock buildings providing over 50,000sq.ft of floorspace. The buildings are capable of housing a substantial number of 'bed and breakfast pigs'.

The land is accessed off Pottergate to the south accessed from Gilling East via a right of way over a high quality private tarmac road. An emergency access will also be provided off East Lane to the north west from Ampleforth.

The land and buildings are currently situated within an Agricultural Tenancies Act, Farm Business Tenancy (FBT) which commenced on 1 October 2022 and expires on the 30 September 2027 at an annual apportioned rent of £23,777 per annum over the area to be sold.

The land comprises a ring fenced block of predominantly arable land with grassland and woodland shelterbelts and there is also a useful range of farm buildings providing livestock housing, currently utilised as pig rearing buildings

The land faces south and falls from north to south, with gently undulating land to the north, leading to lower lying, heavier loam soils to the south.

The land is part medium bodied and part heavy clay loams interspersed with some woodland shelterbelts and capable of providing good quality grazing and mowing land and production of cereal crops including wheat, barley and oil seed rape.

The farmstead offers the potential for an agricultural workers dwelling to be erected subject to consents.

LAND CLASSIFICATION

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

SOIL TYPE

The soil is shown in the Soil series of England and Wales as primarily being of the Denchworth type described as "slowly permeable clay soils and fine loam over clay soils" and the Fladbury 3 type described as "stoneless clayey, fine silty and fine loamy soils"

BUILDING SCHEDULE

Number ID	Description	Area sq.m
1	Livestock / Pig Rearing Building	1,150 (12,378sq.ft)
2	Straw Shed	220 (23,368sq.ft)
3	General Purpose Building	330 (3,552sq.ft)
4	Livestock / Pig Rearing Building	1,364 (14,682sq.ft)
5	Triple Span Livestock / Pig Rearing Building	1,386 (14,918sq.ft)
6	Livestock / Pig Rearing Building	675 (7,265sq.ft)



LOT 2

Lot 2 is a productive block of arable land amounting to around 56.4 acres.

The land is accessed off Pottergate to the south accessed from Gilling East via a right of way over a high quality private tarmac road.

The land is currently situated within an Agricultural Tenancies Act, Farm Business Tenancy (FBT) which commenced on 1 October 2022 and expires on the 30 September 2027 at an annual apportioned rent of £7,332 per annum over the area to be sold.

Please note, offers could be put forward to purchase Lot 2 with vacant possession, as there is also the potential to remove this area of land from the current FBT as there is an early resumption clause to remove 20% of the area per annum from the FBT tenancy.

The land comprises a ring fenced block of predominantly arable land with grassland areas.

The land is generally low lying and is part medium bodied and part heavy clay loams capable of providing good quality grazing and mowing land and production of cereal crops including wheat, barley and oil seed rape.

LAND CLASSIFICATION

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

SOIL TYPE

The soil is shown in the Soil series of England and Wales as primarily being of the Denchworth type described as “*slowly permeable clay soils and fine loam over clay soils*” and the Fladbury 3 type described as “*stoneless clayey, fine silty and fine loamy soils*”



LOT 3 – 125 ACRES GRASSLAND AND WOODLAND

Lot 3 comprises a block of grassland and woodland, in all amounting to around 125 acres of which around 107 acres is permanent pasture grassland and around 18.18 acres is mature woodland.

The land is accessed of the public maintained highway linking Ampleforth and Oswaldkirk to the north and from Gilling East off Pottergate to the south accessed via a right of way.

The land has vacant possession.

The land comprises a ring fenced block of permanent pasture grassland and woodland shelterbelts.

The land faces south and falls from north to south. There is a large amount of sloping rough grazing with some flatter areas and lower lying heavier grazing areas.

The land is part medium bodied and part heavy clay loams interspersed with some woodland shelterbelts and capable of providing reasonable quality grazing land.

Please note there is a Statue situated on the land which is excluded from the sale, as marked 'S' and there will be rights of access reserved over this field to allow access to the statue.

LAND CLASSIFICATION

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

SOIL TYPE

The soil is shown in the Soil series of England and Wales as primarily being of the Denchworth type described as “slowly permeable clay soils and fine loam over clay soils” and the Fladbury 3 type described as “stoneless clayey, fine silty and fine loamy soils”



LOT 4 – 27.7 ACRES WOODLAND

Lot 4 amounts in all to approximately 27.7 acres and comprises a block of gently sloping amenity woodland.

The land has direct road frontage and is accessed from the public maintained road linking Oswaldkirk and Ampleforth.

The land has vacant possession.

The woodland has a good private access leading to a former quarried area providing a reasonable loading and turning area and access into the woodland.

The woodland comprises a mixture of mature deciduous and coniferous woodland including Horse Chestnut, Birch, Ash, Sycamore and mixed pine.

The land is currently utilised as amenity woodland but does perhaps offers some sporting or woodland extraction opportunities.

The land would be ideal for those with wildlife and conservation interest, the land is home to a wide variety of wildlife, fauna and flora and is home to a wide variety of habitats.

SOIL TYPES

The soil is shown in the Soil Series of England and Wales as being of the “Andover 2 and Upton 1” type, described as “*shallow well drained calcareous soils over chalk*” and the Newport 1 described as “*deep well drained sandy soil and coarse loamy soils*”

LAND GRADE

The land is shown on the former Ministry of Agriculture Provisional Land Classification Map as Grade III.



LAND SCHEDULE

Lot 1

Field Number	Description	Ha	Acres
Pt 2351	Arable	2.63	6.52
Pt 3640	Arable	3.76	9.30
Pt 4640	Arable	4.12	10.20
0530	Grassland	4.34	10.7
8724	Arable	6.77	16.7
7516	Arable	2.08	5.1
0711	Arable	4.23	10.45
2525	Grassland	0.38	0.93
2118	Buildings and Yard	1.84	4.54
3019	Grassland	0.82	2.02
2605	Grassland	0.97	2.39
5006	Grassland	6.86	16.95
5773	Grassland	12.07	29.82
9045	Arable	7.88	19.47
0533	Grassland	2.83	6.99
1019	Grassland	0.97	2.39
Black Plantation	Willow Coppice	10.8	26.9
	Woodland shelterbelts	0.68	1.7
TOTAL		74.03	182.9

Lot 2

Field Number	Description	Ha	Acres
3844	Arable	11.67	28.84
3919	Arable	4.18	10.33
5445	Arable	5.88	14.53
5719	Arable	1.13	2.79
TOTAL		22.86	56.49

Lot 3

Field Number	Description	Ha	Acres
pt6249	Grassland	16.9	41.79
4318	Grassland	5.78	14.28
4179	Grassland	21.96	54.26
Lion Wood	Woodland	5.94	14.68
TOTAL		50.58	125.01

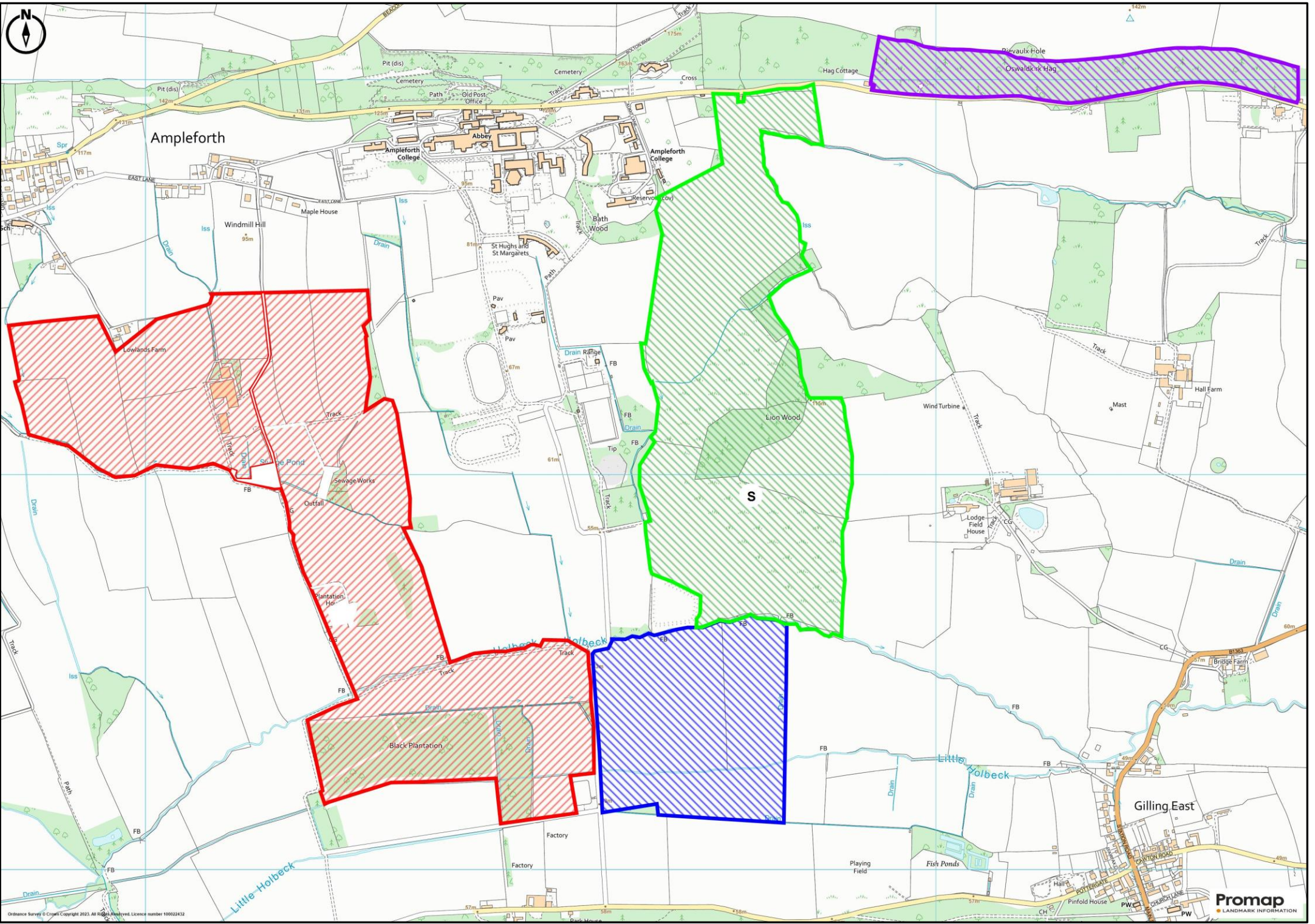
Lot 4

Field Number	Description	Ha	Acres
Lot 4 Woodland	Woodland	11.21	27.70
TOTAL		11.21	27.7

WHOLE TOTAL		158.68	392.1
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Ampleforth



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT ENTITLEMENTS

The land, has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme (BPS). No entitlements will be included with the sale.

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. Access to much off the land is off Pottergate which then leads onto a gated private tarmac road, we understand full rights of access for all times and all purposes will be provided.

Please note the current vendors will reserve rights of way over the private access road to access their retained land.

SPORTING, TIMBER & MINERAL RIGHTS

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

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.

The plans and areas within the brochures are approximates, please note within Lot 1. Fields pt2351, pt3640 and pt 4640 are to be split and within Lot 3 Field pt 6249. Final plans will be plotted prior to completion and pegged on the ground.

STATUE

Please note the current vendors will be retaining a small parcel of land within Lot 3, which includes a Statue as marked S on the plan. The vendors will retain rights of access and maintenance over Field 4179 and a covenant that within the field 4179 no tree planting or erecting of fences can take place or anything that could 'adversely affect' the view.

COVENANTS

The current vendors will place a covenant that only one dwelling can be constructed within the Lot 1 area which would be to the south east of the current farmyard area.

FARM BUSINESS TENANCY

Lot 1 and 2 is currently within a Farm Business Tenancy covering a total of 321 acres.

The FBT expires on the 30 September 2027 subject to serving of one years notice, and the apportioned rent upon completion will be £24,050 per annum for Lot 1 and £7,332 per annum for Lot 2.

A copy of the FBT can be provided upon request. Please note there is a clause within the FBT that possession of upto 20% of the FBT area annually can be gained by the Landlord at any time during the tenancy, subject to paying the Tenant reasonable compensation for standing crops. For instance, possession on the whole area of Lot 2 could be regained upon completion, or alternatively part of Lot 1 including the buildings.

METHOD OF SALE

The property is being offered for sale by Informal Tender (best and final offers) as a whole or in four lots

Please complete and return the enclosed tender form by **2pm on Friday 15 December 2023** to Cundalls Malton office.

If you have queries on the sale of the property then please contact Tom Watson FRICS or Stephen Dale-Sunley on 01653 697820 / 07931 520 677 tom.watson@cundalls.co.uk / stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water supply and electric to Lot 1.
Tenure: We understand that the property is Freehold subject to and FBT on Lot 1 and 2 and vacant possession will be given upon completion to Lots 3 and 4.
Viewing: Lot 1, 2 and 3 accompanied by Agents by prior appointment, Lot 4 in daylight hours with set of particulars, unaccompanied at own risk.
Planning: North Yorkshire Council: 0300 131 2 131

NOTICE:

Details prepared October 2023 and photos prepared May and September 2023.

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.

PROFESSIONALS IN PROPERTY SINCE 1860



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