

8.52 ACRES
CORNBOROUGH, SHERIFF HUTTON, YORK





8.52 ACRES **CORNBOROUGH** **SHERIFF HUTTON** **NORTH YORKSHIRE**

Sheriff Hutton 0.5 miles, Malton 12 miles, York 26.5 miles. (All distances approximate)

AN ATTRACTIVE, RING-FENCED BLOCK OF LAND SET IN BEAUTIFUL SURROUNDINGS ON THE EDGE OF SHERIFF HUTTON VILLAGE WELL SUITED FOR PONY PADDOCKS

“An excellent opportunity to purchase an attractive, edge of village block of land extending to 8.52 acres of arable / grassland with access leading onto Cornbrough Road, Sheriff Hutton. The land is beautifully situated with attractive outlook and lends itself to grass or cereal cropping as well as livestock grazing or equestrian interests”.

- Ring-fenced block of land extending to 8.52 acres
- Set on the edge of the attractive village of Sheriff Hutton
- Beautifully situated on the border of the Howardian Hills, Area of Outstanding Natural Beauty
- Suitable for grass/cereal cropping as well as livestock grazing or equestrian interests
- Offers excellent wildlife haven and woodland potential
- Grade III land utilised for cereal cropping but previously grass cropping
- Eligible and registered for the Basic Payment Scheme

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE: £125,000

DESCRIPTION / BACKGROUND

The 8.52 acres comprises a ring-fenced block of Grade III land in one main parcels and situated in a beautiful setting on the edge of the attractive and popular village of Sheriff Hutton.

The land is generally flat and currently sown down to a new grass ley but has previously grown good cereal crops and is classified as Grade III land. It lends itself to grass and cereal cropping together with livestock or equestrian grazing. The property is accessed directly through a field gate from the Cornbrough Road, less one mile from the village.

The land is bordered by agricultural land to the south and east with road frontage on the north side. It is enclosed with mature hedge and benefits from stock proof fence to the east boundary. A ditch also runs along the west boundary which has been well maintained by the present owner.

The property is likely to appeal to a range of purchasers including agricultural, equestrian or investor buyers. It also offers wildlife interests with the potential to develop a wildlife haven or woodland, subject to the necessary consents.

LOCATION

The land enjoys a beautiful setting, on the edge of Sheriff Hutton Village and on the edge of the Howardian Hills area of outstanding natural beauty. The land is adjoined by further agricultural parcels on all sides..

The attractive and poplar village of Sheriff Hutton features a historic castle with stone cottages as well as some more modern but tastefully done housing. There is an active village community with a variety of events held at the village hall. The village benefits from a primary school, public house and church

Malton sits 11 miles east and is an attractive market town, renowned for been the food capital of Yorkshire. The town is well equipped with a wide range of amenities including school, doctor's surgery and library and enjoys a traditional weekly market and a golf course. The town also has a very active and popular cattle market.

Further amenities are available in Easingwold which is approximately 8 miles to the east and also includes a wide range of amenities plus primary school, secondary school, doctor's surgery, library, restaurants, shopping and sporting facilities.

The property is situated approximately 12 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.



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 shown in the soil series of England and Wales as primarily being of the Wickham II series of soil types accordingly described as “Slowly permeable seasonally waterlogged fine loamy over clay Small areas of slowly permeable calcareous soils on steeper slopes”.

Such soils are suitable for cereal, grass cropping and livestock rearing.



Details and photographs prepared August 2022. 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 is a footpath along the southern boundary

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.

DRAINAGE RATES

We understand the property is not liable for drainage rates.

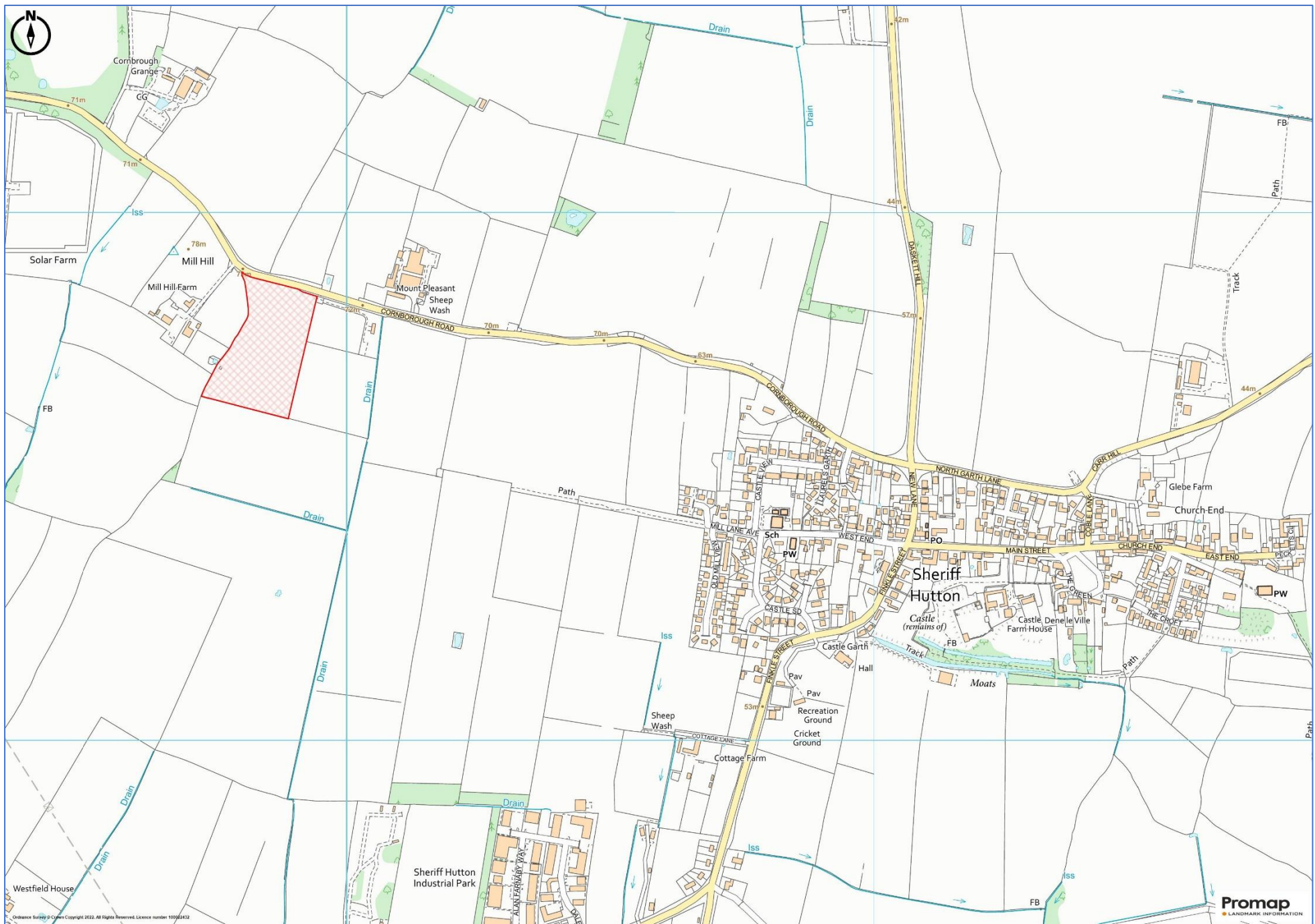
METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Stephen Dale-Sunley or Keith Warters MRICS on 01653 697 820 or email: or keith.warters@cundalls.co.uk or Stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services:	None
Planning:	Ryedale District Council 01653 600666
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:	YO60 6QL (Please do not rely on Sat Nav, please also view location plan).
Guide Prices:	£125,000





PROFESSIONALS IN PROPERTY SINCE 1860



15 Market Place, Malton, North Yorkshire, YO17 7LP
 Tel: 01653 697820 Fax: 01653 698305
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5HX
 Tel: 01439 772000 Fax: 01439 770535
 Email: malton@cundalls.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
 Tel: 01751 472766 Fax: 01751 472992
 Email: pickering@cundalls.co.uk



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