



**64 ACRES AND BUILDING**  
CHOP GATE, BETWEEN HELMSLEY AND STOKESLEY, NORTH YORKSHIRE

**CUNDALLS**  
EST 1860



## **64 ACRES AND BUILDING**

CHOP GATE

BILSDALE

NORTH YORKSHIRE

*Stokesley 7 miles, Helmsley 12 miles, Whitby 28 miles (All distances approximates)*

### **64 ACRES OF GRASSLAND AND MODERN FARM BUILDING**

- Approximately 64 acres
- Modern Steel Portal Frame Agricultural building providing 3,600sq.ft floorspace
- Good quality mowing and grazing land
- Frontage and sporting rights on the River Seph
- Well fenced and watered
- Mature trees, small areas of amenity woodland and planting possibilities
- Environmental and conservation interest
- Sporting / Shooting value
- Income generation from possibly Environmental Schemes
- Attractive setting and superb views over Bilsdale

**FOR SALE BY PRIVATE TREATY - AS A WHOLE**

**GUIDE PRICE: £335,000**

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## DESCRIPTION / BACKGROUND

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The land amounts to approximately 64 acres and comprises a single parcel of productive grassland and farm building situated in a lovely setting with superb views over Bilsdale. The land is situated with road access via the village hall, just off the B1257 linking the market towns of Helmsley and Stokesley.

The land is gently undulating and comprises a parcel of predominantly productive grazing and mowing land interspersed with some mature trees and a small area of rough and woodland.

The land in all amounts to in the region of 64 acres and comprises a mixture of good quality mowing and grazing land, rougher grazing, edge of moor/intake and some amenity woodland. The land is well fenced and watered and together with the building should appeal to purchasers looking for a ring fence block.

Due to the terrain of the land and woodland areas the land provides sporting opportunities and would be ideal for operating a small shoot. The land also benefits from frontage to the River Seph which has natural stocks of Brown Trout and provides angling opportunities and provides an attractive natural habitat.

The building on the land comprises a good quality modern general purpose building as follows:

### GENERAL PURPOSE BUILDING

60ft x 60ft

Steel portal frame building with block walls and Yorkshire Boarding above. Fibre cement roof. Concrete floor.

There is the possibility to enter the land into environmental schemes or woodland/ tree planting grants to increase income from the land.

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## LOCATION

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The land is situated in a rural position in open countryside and has direct road frontage from a right of way over the Village Hall car park and along a private road accessed directly off the B1257.

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park a short drive from Stokesley (7 miles) and Helmsley (12 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and village hall.

The land has good access onto a council maintained road the B1257 (Helmsley to Stokesley road) which provides access into the commercial centres of Teesside within 15 miles and the historic City of York is situated approximately 45 miles away with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

There are livestock markets at Northallerton, Darlington, Malton and Thirsk. Please see location plan opposite for exact location.



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### SOIL TYPES

The land is classified as belonging to the 'Dale' series, described as "slowly permeable fine loam and fine silty loam over clayey soils" and the 'Stow' series described as "slowly permeable clay soils mainly on steep slopes with some fine silty and fine loamy soils over siltstone".

### LAND CLASSIFICATION

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

### BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme (BPS). These will not be included in the sale.

### ENVIRONMENTAL SCHEMES

The land is not subject to 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. A footpath crosses the land. Electric poles cross the 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.

### 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 Tom Watson FRICS FAAV on 01653 697820 or email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

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## GENERAL INFORMATION

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Services: Private spring water supply.  
Council Tax: Not applicable  
Planning: North York Moors National Park. Tel: 01439 770657.  
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. Telephone 01653 697820  
Guide Price: £335,000





**NOTICE:**

Details prepared and photographs prepared July 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.



