



YORK LANE FARM
FLAXTON, YORK, NORTH YORKSHIRE

Cundalls



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FLAXTON

YORK

NORTH YORKSHIRE

York City 7 miles, Wetherby 9 miles, Knaresborough 10 miles, Harrogate 15 miles, (All distances approximates)

ACCESSIBLE GRASSLAND WITH MODERN BUILDING

*An attractive block of grassland with modern building suitable for those with agricultural, smallholding or equestrian interests.
Situated between Flaxton and Strensall village with excellent road frontage.*

- Around 13.4 acres of productive grassland
- 60ft x 30ft / 1,800sq.ft General Purpose modern agricultural building with concrete floor
- Hardstanding/ Yard area adjacent to building
- Situated close to Flaxton and Strensall villages
- Well sheltered by mature hedgerows and adjacent mature woodland
- Suitable for mowing and grazing purposes
- Possible Class R potential
- Sold with no development clawback/overage
- Excellent road access off York Lane and onto nearby A64 providing quick and easy access to York and Malton

FOR SALE BY PRIVATE TREATY: AS A WHOLE

GUIDE PRICE: OFFERS OVER £250,000

DESCRIPTION / BACKGROUND

York Lane Farm is an accessible smallholding comprising an 1,800sq.ft general purpose building and around 13.4 acres of grassland.

The property is situated in a convenient rural location with excellent road frontage and access off York Lane situated between the villages of Flaxton and Strensall. The property is located directly opposite Flaxton Meadows Campsite.

The land comprises a flat parcel of grassland suitable for agricultural or grazing uses as a pony paddock. The land has historically also produced cereal crops.

There is the benefit of a hardcore yard area separately fenced off from the grazing land and providing access to the modern building as follows:

GENERAL PURPOSE BUILDING

60ft x 30ft

A modern steel portal frame building with concrete panelled sides and profile sheet side cladding and roof. Concrete floor. Roller shutter door and personnel door.

The land is bordered by some attractive mature hedgerows and post and wire fencing and adjoins mature woodland to the north.



LOCATION

The property is located less than a mile west of Flaxton village in the Vale of York and is accessed off a council maintained roadway known as York Lane which links Flaxton and Strensall.

Flaxton is a popular rural village located between York and Malton and providing excellent access to York and the A64. The village benefits from a public house and there is also Sandburn Hall which includes a golf course and popular restaurant.

The very well serviced village of Strensall is only 2 miles west and includes a wide range of services including school, doctors surgery, shops, public houses and other facilities.

The centre of the historic City of York is situated only 7 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London and Edinburgh within 2 hours.

The property can be identified by a Cundalls for sale board.



GENERAL INFORMATION - REMARKS & STIPULATIONS

SOIL TYPES

The land is classified as belonging to the 'Dunkeswick' series of soil types according to the Soil Association of England and Wales. Such soils are described as fine loam over clayey soils'

LAND CLASSIFICATION

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

ENTITLEMENTS

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

ENVIRONMENTAL SCHEMES

The land is not in 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 or rights of way crossing 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. Please note the current vendor will erect a stock proof fence between points A and B on the plan prior to completion.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The Agents reserve the right to proceed sale proceedings in any manner and interested parties for the land are requested to register with the selling agents, in order to be kept informed of how the sale will be concluded.

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

GENERAL INFORMATION

Services: Mains water. Easement rights will be provided for electric connection.
Council Tax: Not applicable
Rates: Not applicable
Planning: North Yorkshire Council. 01609 780 780
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: Offers over £250,000

NOTICE:

Details and photographs prepared November 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.







