



**5.85 ACRES AND BUILDING  
KELDHOLME, KIRKBYMOORSIDE, NORTH YORKSHIRE**

**Cundalls**







## **5.85 ACRES** **KELDHOLME** **KIRKBYMOORSIDE** **NORTH YORKSHIRE**

*Kirkbymoorside 1 mile, Helmsley 6.5 miles, Malton 15 miles, York 25 miles(all distances approximate)*

### **EDGE OF TOWN GRASSLAND WITH PLANNING FOR STORAGE BUILDING**

- 5.85 acre grass paddock with field shelter.
- Planning consent granted in 2020 for 162sq.m / 1743sq.ft general purpose building for private storage of equipment etc.
- Good internal access road leading to hardcore yard area and site of proposed new building
- Good road frontage and excellent access off Malton road.
- Good quality mowing or grazing land
- Stock proof post and wire/ mature hawthorn hedge boundaries
- Located around 1 mile of Kirkbymoorside
- Ideal for agricultural, horse grazing, woodland creation, environmental or conservation uses.

**FOR SALE BY PUBLIC AUCTION:**

**6pm on Thursday 18th January 2024 at Kirkbymoorside Memorial Hall**

**AUCTION GUIDE: £75,000 to £125,000**



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**DESCRIPTION / BACKGROUND**

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A rare opportunity to purchase an attractive parcel of grassland extending to around 5.85 acres, with full planning permission for a 60ft x 30ft general purpose storage building.

The property should appeal to those with agricultural, equestrian and horticultural interests, as the land comprises a useful grass field, that has been well farmed and is in good heart and would lend itself to grazing or mowing.

The boundaries are enclosed by high quality post and rail fencing, pig net and barbed wire or mature hedgerow and the property is also ideal for livestock grazing or as a pony paddock.

The field has previously grown arable crops and also benefits from a mains water supply.

The property benefitted from a planning consent application no: 20/01155/FUL for "erection of general purpose storage building". The approved plans show the building is to be erected in the north west corner of the field. This area already has a reasonable hardcore base and good hardcore access track in situ leading to the area where the building is to be erected.

The parcel of land has excellent road frontage and is accessed off the Malton road through a large set of double gates set back off the road and onto a hardcore private roadway leading to the yard where the planning consent for the building is.

The land and building may possibly have the potential for further development or alternative uses subject to the appropriate consents.

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**LOCATION**

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The land is situated on the southern edge of Keldholme Village and offers the rare opportunity for those in the Village or Kirkbymoorside wishing to purchase a Pony Paddock and building that is accessed directly off the Malton road, a short distance off the A170,

Keldholme is a highly popular Village, situated on the edge of Kirkbymoorside, which is the 'Gateway to the Moors' and provides a wide range of services and amenities. Kirkbymoorside, provides a good range of shops, restaurants, public houses, primary school and sporting and leisure facilities including an 18-hole golf course.

A further good range of amenities are available in the market towns of Malton and Helmsley. The coastal resort of Scarborough is approximately 27 miles to the east.

The parcel of land can be identified by Cundalls 'For Sale' board. Please see the location plan for further information.

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**GENERAL INFORMATION - REMARKS & STIPULATIONS**

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**SOIL TYPES**

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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 "*slowly permeable fine loam and fine loamy over clay soils*".

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**LAND CLASSIFICATION**

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

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**BASIC PAYMENT SCHEME**

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The land has previously been registered with the Rural Payments Agency.

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**ENVIRONMENTAL SCHEMES**

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The land is not subject to any Environmental Stewardship Schemes.

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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 any rights of way or footpaths over the land.

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**SPORTING, TIMBER & MINERAL RIGHTS**

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

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**EARLY ENTRY AND GROWING CROPS**

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None

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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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## GENERAL INFORMATION

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Services: Water  
Council Tax: 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 selling agents on 01653 697 820.  
Guide Price: £75,000 to £125,000

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## METHOD OF SALE – AUCTION

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The property is being offered for sale by Public Auction at **6.pm on Thursday 18<sup>th</sup> January at Kirkbymoorside Memorial Hall**. Please arrive from 5.30pm, as the auction will commence at 6pm prompt. If you have queries on the sale of the land please contact Tom Watson FRICS FAAV or Stephen Dale -Sunley on 01653 697820 or email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) / [Stephen.dale-sunley@cundalls.co.uk](mailto:Stephen.dale-sunley@cundalls.co.uk)

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## CONTRACT FOR SALE, LOCAL SEARCHES & LEGAL DOCUMENTS

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The Contract for Sale, Local Searches and Legal Documents will be made available for inspection by prior appointment with Cundalls Malton office. Legal Document Packs will be directly available from the Vendor's agents and solicitors. Legal queries relating to Title should be addressed to the Vendor's solicitors: Kitching Walker Solicitors, 8 Market Place, Kirkbymoorside, York, YO62 6DD. FAO Mr Stuart Temple

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## GUIDE PRICE AND RESERVE PRICE

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The guide price is the auctioneer's opinion only, and the property will be offered for sale by public auction, subject to a reserve price.

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## NOTICE:

Photographs and details 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 Joint Agents employment has the authority to make or give any representation or warranty in respect of the property.

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## A BUYERS GUIDE TO AUCTIONS

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Please take every opportunity to ensure you wish to bid and ensure that you bid clearly. It is advised that any buyer, prior to bidding has:

- Inspected the property
- Confirmed with us the accuracy of the information provided
- Checked the auction pack/conditions of sale
- Read and Checked the legal pack
- Taken professional advice
- Taken account of Stamp Duty Land Tax (*if applicable*).
- Ensured they have adequate Finance available for the purchase and 10% deposit.

If you are the successful bidder there is a binding Contract. You will be required to sign the Sale Contract immediately and pay a 10% deposit. This may be by way of bankers draft or cheque. The remainder of the purchase price must be paid on the completion date.

Cash is unacceptable due to money laundering regulations. We are able to accept credit or debit cards.

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## MONEY LAUNDERING REGULATIONS

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The successful bidders must provide proof of identity and current address to the auctioneers prior to auction and immediately upon the fall of the hammer and before completing the memorandum of sale.

Suitable forms of identification include: Full passport, national identity card, full driving licence, birth or naturalization certificate, council tax bill, recent mortgage statement from a recognised lender, bank or building society statement including an address or utility bill issued in the last 3 months. If the purchaser is acting on behalf of another party, a letter of authority, in a form approved by the vendor's solicitor, must be obtained. In the event that a purchaser is unable to provide the appropriate proof of identity the transaction will not proceed.











