



**60.45 ACRES**  
STAXTON, SCARBOROUGH, NORTH YORKSHIRE

**Cundalls**



## **60.45 ACRES** STAXTON SCARBOROUGH NORTH YORKSHIRE

*Scarborough 6.5 miles, Driffild 15 miles, Malton 16 miles (All distances approximates)*

### **PRODUCTIVE FREE DRAINING ARABLE LAND WITH EXCELLENT ROAD FRONTAGE**

- Productive free draining edge of wolds arable land
- Comprising two slightly separate blocks both with good road access
- Lot 1 land comprises 49.7 acres of productive arable land
- Lot 2 land comprises 10.75 acres comprising a compact arable field
- Grade III land suitable for cereals, temporary grass and in some areas root crops
- Excellent road frontage and access to the A64.
- Mains water supply

**FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN TWO LOTS**  
**BEST AND FINAL OFFERS BY 2pm FRIDAY 21<sup>st</sup> JULY 2023**

**Lot 1:** 49.7 acres: Guide Price: offers over £475,000

**Lot 2:** 10.75 acres. Guide Price: offers over £100,000

**GUIDE PRICE AS A WHOLE: £575,000**

## DESCRIPTION / BACKGROUND

A productive block of arable land with excellent road frontage and access off the A64 located to the south of Staxton village near Scarborough.

This land comprises high quality free draining edge of wold land, comprising reasonably bodied loams over chalk and some lighter sandier areas. The land gently undulates and has the potential for producing good quality cereal and root crops.

The land is situated as two blocks, the first block amounting to around 49.77 acres of arable land which gently undulates and can be operated as one large field or operated as smaller cropping section. The field is currently producing a crop of winter barley and spring barley with a small area to the south east boundary within a wild bird mix within an environmental scheme which expires during 2023. There is an area which has been utilised to store machinery to the north east boundary. The land has access direct from the A64 to the north and off Wold Lane from the east.

The second block is situated to the west, over the B1249 (road leading to Driffield) and comprises a single parcel of around 10.75 acres.

## 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 ONE (edged red on plan)

Field No	Acres	Description
5371	49.7	Winter Barley, Spring Barley
<b>TOTAL</b>	<b>49.7</b>	

### LOT TWO (edged blue on plan)

Field No	Acres	Description
3188	10.75	Winter Barley
<b>TOTAL</b>	<b>10.75</b>	

## LOCATION

The Lot 1 land is accessed off the A64 and Lot 2 is situated off the B1249 road to the immediate south of the A64 and Staxton village.

The property is situated in the Ryedale District and is located with direct road frontage and access from the A64 trunk road which is the main road linking Scarborough with the cities of Leeds, York and market town of Malton.

The land is situated on the southern edge of Staxton village which is a small rural village situated immediately adjacent to the A64 and comprises a limited range of services including public house, primary school, sports facilities, campsite and craft centre.

The popular seaside resort of Scarborough is located approximately 6.5 miles to the north-east and provides a full range of services and attractions including supermarkets, high street shops, pubs and restaurants, cinemas, theatres, leisure facilities and schools.

The land provides immediate access onto the A64 which provides quick and easy access to the historic city of York and commercial centre of Leeds.

The land can be identified by Cundalls ‘For Sale’ board and the plan within these details.



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### 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.

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### ENVIRONMENTAL SCHEMES

The land is within an environmental scheme, however this will have ended prior to completion. Further details can be provided upon request.

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### 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 tarmac road crosses through part of the holding which leads to RAF Staxton Wold for which there is a right of way for third parties over.

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### SPORTING, TIMBER & MINERAL RIGHTS

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

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### 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.

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### METHOD OF SALE

The property is being offered for sale by Informal Tender (best and final offers) as a whole or in two lots. Please complete and return the enclosed tender form by 2pm on Friday 21 July 2023 to Cundalls Malton office.

If you have queries on the sale of the land then please contact Tom Watson on 01653 697820 / 07931 520 677 [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

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### GENERAL INFORMATION

Services: Mains water supply

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: In daylight hours with set of particulars, unaccompanied at own risk.

Guide Price: Lot 1: Offers over £475,000 Lot 2: Offers over: £100,000

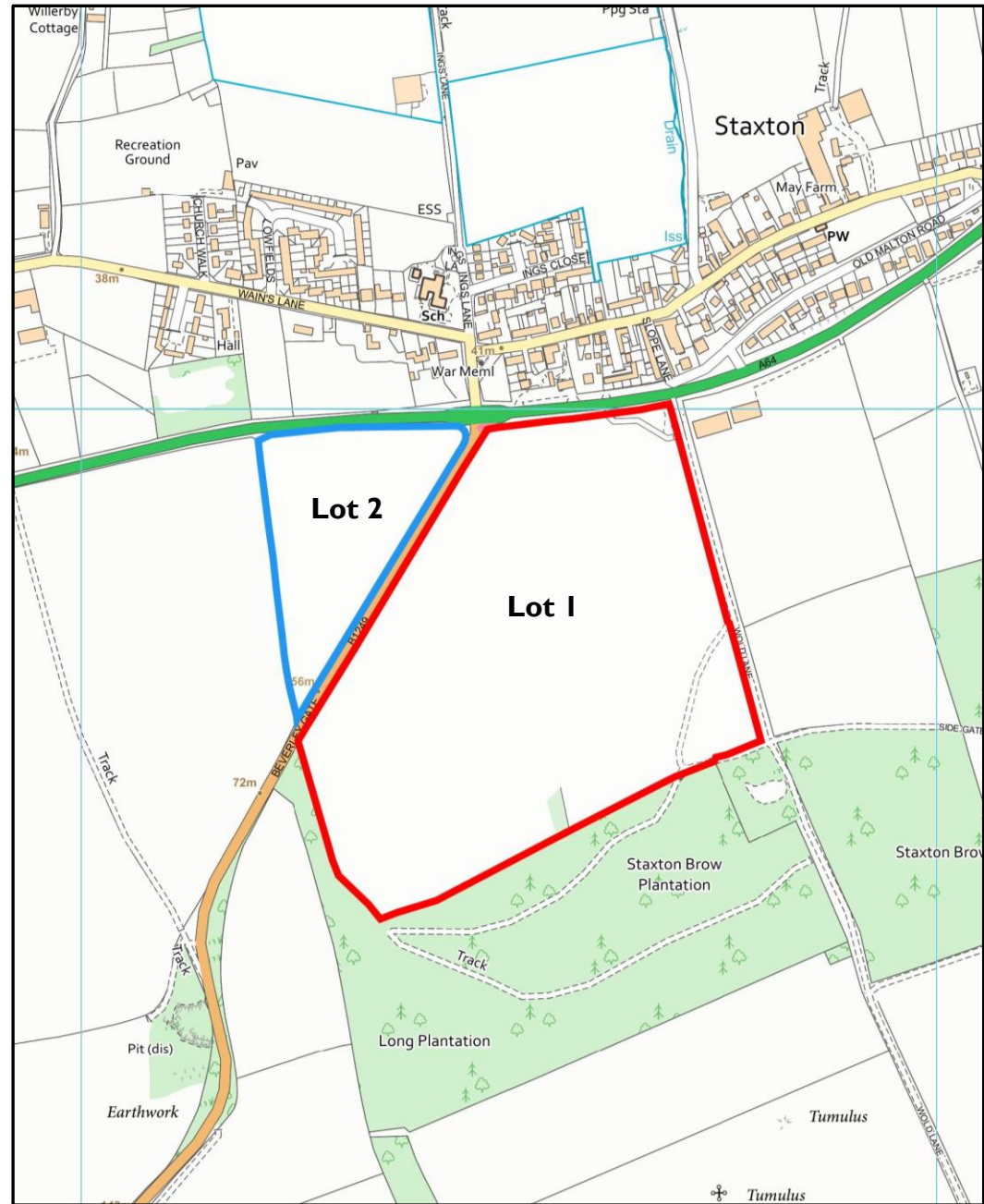
#### NOTICE:

Details and photos prepared May 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.







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