



8.21 acres of Land at Amotherby, Malton

An opportunity to acquire a strategically located single parcel of agricultural land extending to 8.21 acres (3.22 hectares) or thereabouts, with roadside frontage onto Amotherby Lane, an extension of the village main street. The property is conveniently situated on the northern edge of the popular and expanding North Yorkshire village of Amotherby. The sale of the land offers a rare and exciting opportunity for those with agricultural, equestrian and horticultural interests, or for alternative uses, subject to the necessary planning consents.

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED AT OUR MALTON OFFICE BY 2PM ON THURSDAY 23RD OCTOBER 2025.

- Single parcel of productive agricultural land
- Roadside frontage
- Extending to 8.21 acres (3.22 hectares)
- Strategically located on the edge of the village

Guide Price £90,000 to £100,000

8.21 acres of Land at Amotherby, Malton



DESCRIPTION

8.21 acres (3.22 hectares) or thereabouts of strategically located agricultural land on the edge of the popular North Yorkshire village of Amotherby. The land is currently in arable rotation and benefits from road frontage along its eastern boundary on to Amotherby Lane, an extension of the village Main Street.

LAND CLASSIFICATION

The land is identified on the Ministry of Agricultural Provisional Land Classification Maps as Grade III Land and is capable of growing good cereal and grass crops along with livestock grazing.

SOIL TYPE

The soils are shown in the Soil Series of England and Wales as primarily being of the Foggathorpe II series of soil types accordingly described as fine loam over clay soils that are seasonally water-logged or risk of flooding. Such soils are suitable for cereal arable cropping, grassland and stock rearing.

NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency's NVZ map which confirms the land does not lie within an existing NVZ.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all existing rights of way, water, drainage and other easements attaching to the property whether mentioned in these particulars or not.

SPORTING TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

SERVICES

We are unaware of any services connected to the land. Interested parties should make their own enquiries.

OVERAGE PROVISION

There is an existing overage/development clawback provision in place on the land to the previous owners on the basis that should the land receive planning consent for any residential or commercial use within 25 years from 2020, the previous owners will be entitled to 25% of the uplift in value from that date, due on the implementation of planning consent.

The current vendors apply a further overage provision on a similar basis for a further 25% uplift from the date of sale for a period of 25 years.

CALL FOR SITES SUBMISSION

The land has been submitted within the North Yorkshire Councils Call for Sites programme as part of the Council's public consultation and their new Local Plan. Further details available at www.northyorks.gov.uk.

TENURE

Freehold with vacant possession.

GUIDE PRICE

£90,000 to £100,000.



METHOD OF SALE

The land is offered for sale by private treaty. The vendors reserve the right to conclude the sale by whatever method they deem appropriate.

SOLICITOR

Hague & Dixon LLP
Bank House, 1 The Square, Stamford Bridge, York,
YO41 1AG
For the Attention of Mr Matthew Butcher

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are for guidance only and are subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

LOCAL AUTHORITY

North Yorkshire Council
County Hall, Racecourse Lane, Northallerton, North
Yorkshire SL7 8AD
Tel: 0300 131 2131

VIEWING

By permit from the Agents only. Please note if you have downloaded these particulars from our website, you must contact the office to register or you will not be included on further mailings regarding this property.

WHAT3WORDS

///hawks.mice.inclines

ANTI MONEY LAUNDERING REGULATION

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

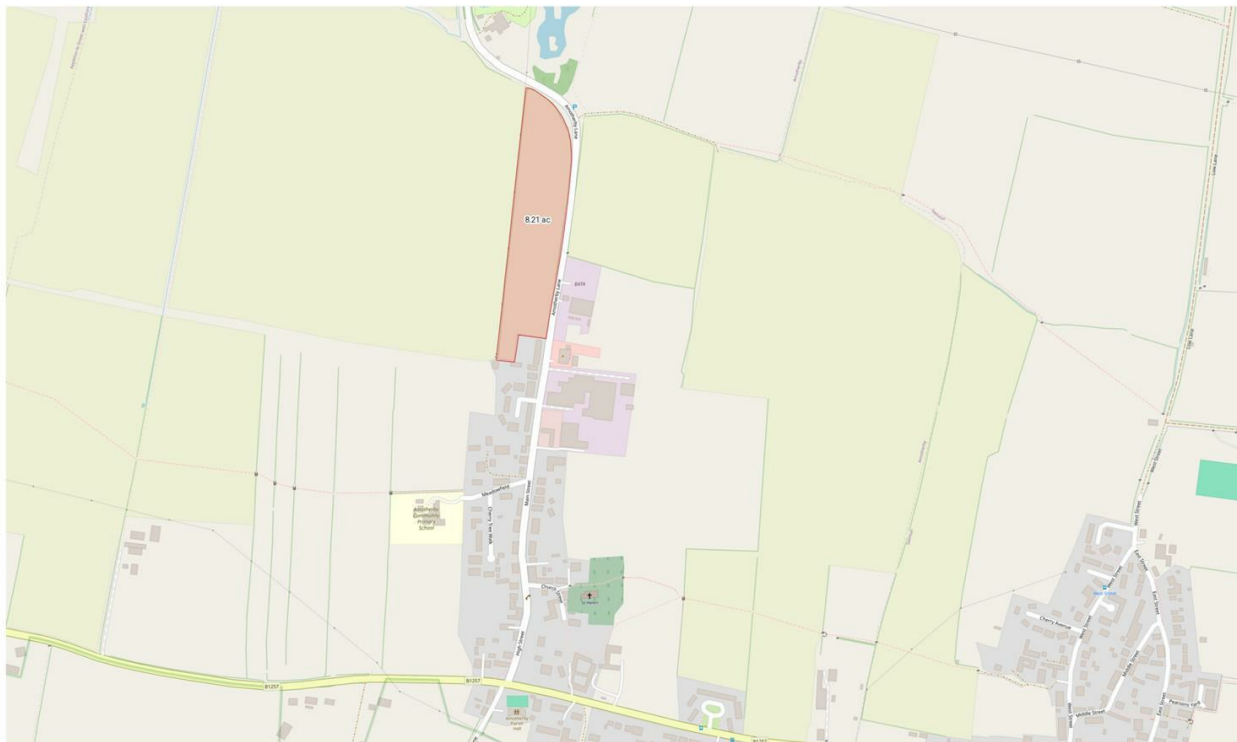
AGENT CONTACT

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BoultonCooper

Land App



Produced on Land App, Sep 9, 2025
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100 m
Scale 1:5000 (at A3)



VIEWING

By permit from the Agents.

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boultoncooper.co.uk



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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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