



58.60 acres (23.71 ha) of Land at Amotherby | Malton

A rare opportunity to purchase a block of productive arable land extending to 58.60 acres (23.71 hectares) or thereabouts, between the villages of Amotherby and Swinton.

- Single block of productive agricultural land
- Situated between the villages of Amotherby and Swinton, west of Malton
- Extending to 58.60 acres (23.71 hectares) or thereabouts
- For Sale Freehold with Vacant Possession upon completion

Guide Price £525,000



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DESCRIPTION

58.60 acres (23.71 hectares) or thereabouts of conveniently located block of productive arable land to the north of the popular North Yorkshire village of Amotherby. The land is currently in arable rotation and accessed along a shared farm track from Amotherby Lane, an extension of the village Main Street.

LAND CLASSIFICATION

The land is identified on the Agricultural 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. Such soils are suitable for cereal arable cropping, some root cropping and grassland management.

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 land is accessed along a shared farm track shown indicatively coloured yellow on the sale plan. There is a public footpath also running along the access and crossing the northern section of the land, from west to east.

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

We understand the sporting, timber and mineral rights are in hand and included in the sale.

SUSTAINABLE FARMING INCENTIVE (SFI)

The land is entered into an existing SFI agreement, which we understand is not transferable.

CROPPING HISTORY

Year	Description
2026	Winter Wheat
2025	Winter Wheat
2024	Spring Barley
2023	Winter OSR/Beans
2022	Winter Wheat
2021	Spring Barley



BOUNDARY RESPONSIBILITY

The vendors will be responsible for erecting and thereafter maintaining a fence between points A and B on the sale plan, within 28 days of completion.

SERVICES

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

TENURE

Freehold with vacant possession.

GUIDE PRICE

£525,000

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

///panther.skylights.blog

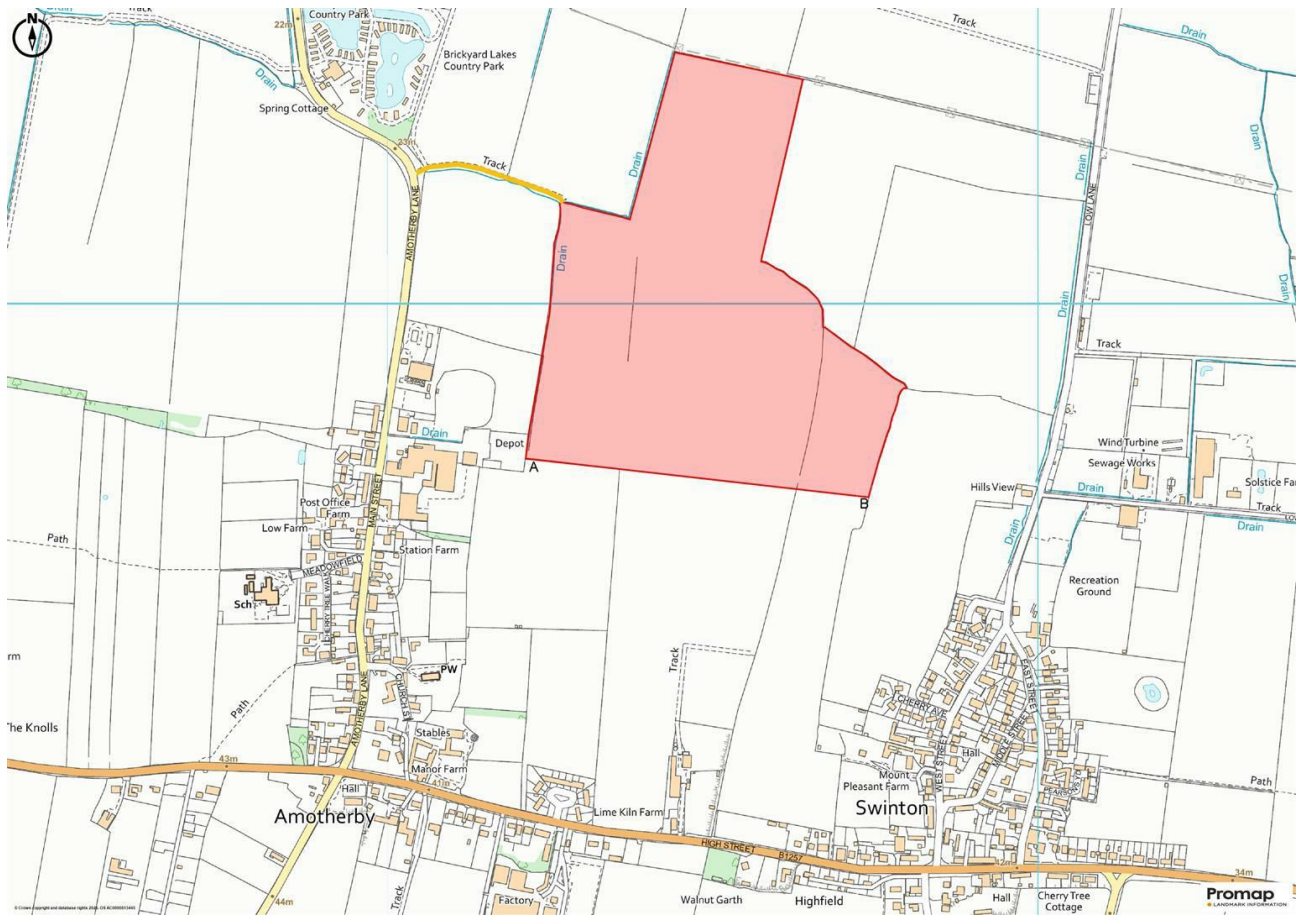
ANTI MONEY LAUNDERING REGULATION

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

Henry J Scott BA (Hons) MSc MRICS
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Mob: 07739 983 806
Email: henry.scott@boultoncooper.co.uk

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VIEWING

Strictly by appointment with the Agents.

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boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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