



## Land and Building at Slingsby, Malton

A rare opportunity to purchase grassland extending to 3.55 acres or thereabouts, together with a useful agricultural building 60' x 40' on the edge of the village of Slingsby, and with road frontage on to Slingsby Bank. The land will appeal to a wide range of prospective purchasers including those with agricultural, horticultural and equestrian or amenity interests.

The land is strategically located with road frontage along its eastern and southern boundaries and only 6 miles west of Malton.

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED AT OUR MALTON OFFICE BY 4PM ON THURSDAY 4TH JUNE 2026.



**Guide Price £70,000**

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## DESCRIPTION

The land comprises a single parcel of grassland extending to 3.55 acres (1.44 ha) on the edge of the village of Slingsby.

The land is classified as Grade 2 on the Agricultural Land Classification and the soils fall within the Elnton 2 series described as shallow, well drained brashy calcareous fine loamy soils over limestone. Some deeper fine loamy or fine loamy over clayey soils. Suitable for cereals, temporary grassland and grazing.

## GENERAL PURPOSE BUILDING

60' x 40' (18.29m x 12.19m)

There is an agricultural building measuring 60' x 40' and is of steel portal frame construction with concrete block walls to three sides, part Yorkshire boarding above, earth floor, under a fibre cement roof.

## ACCESS

There is access to the south from Slingsby Bank providing vehicular access into the land.

## LOCATION

The land is situated to the south of the picturesque village of Slingsby and has road frontage along its southern boundary.

## WHAT3WORDS

marzipan.represent.haircuts

## SERVICES

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

## TENURE

We understand the land to be freehold with vacant possession on completion.

## WAYLEAVES AND EASEMENTS

There are no wayleaves & easements on the land. The property is sold subject to wayleaves & easements whether mentioned in these details or not.

## RIGHTS OF WAY

There are no public footpaths crossing the land.

## ENVIRONMENTAL SCHEMES

We understand the land is not with any Environmental Scheme.

## NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency NVZ maps and the land does lie within an existing NVZ.



### SPORTING AND MINERAL RIGHTS

We understand the Sporting & Mineral rights are included within the sale so far as they are owned.

### 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 any further mailings regarding this sale. Please also register at [www.boultoncooper.co.uk](http://www.boultoncooper.co.uk) for regular email updates.

### LOCAL AUTHORITY

North Yorkshire Council  
County Hall  
Racecourse Lane  
Northallerton  
DL78AD

The land is also located within the Howardian Hills National Landscape.

### VAT

It is understood 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.

### METHOD OF SALE

The land is offered for sale by private treaty. The vendor reserves the right to conclude the sale by any means.

### ANTI MONEY LAUNDERING REGULATION

The Agent must comply with the 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 purchasing must provide the necessary evidence.

### VENDOR'S SOLICITOR

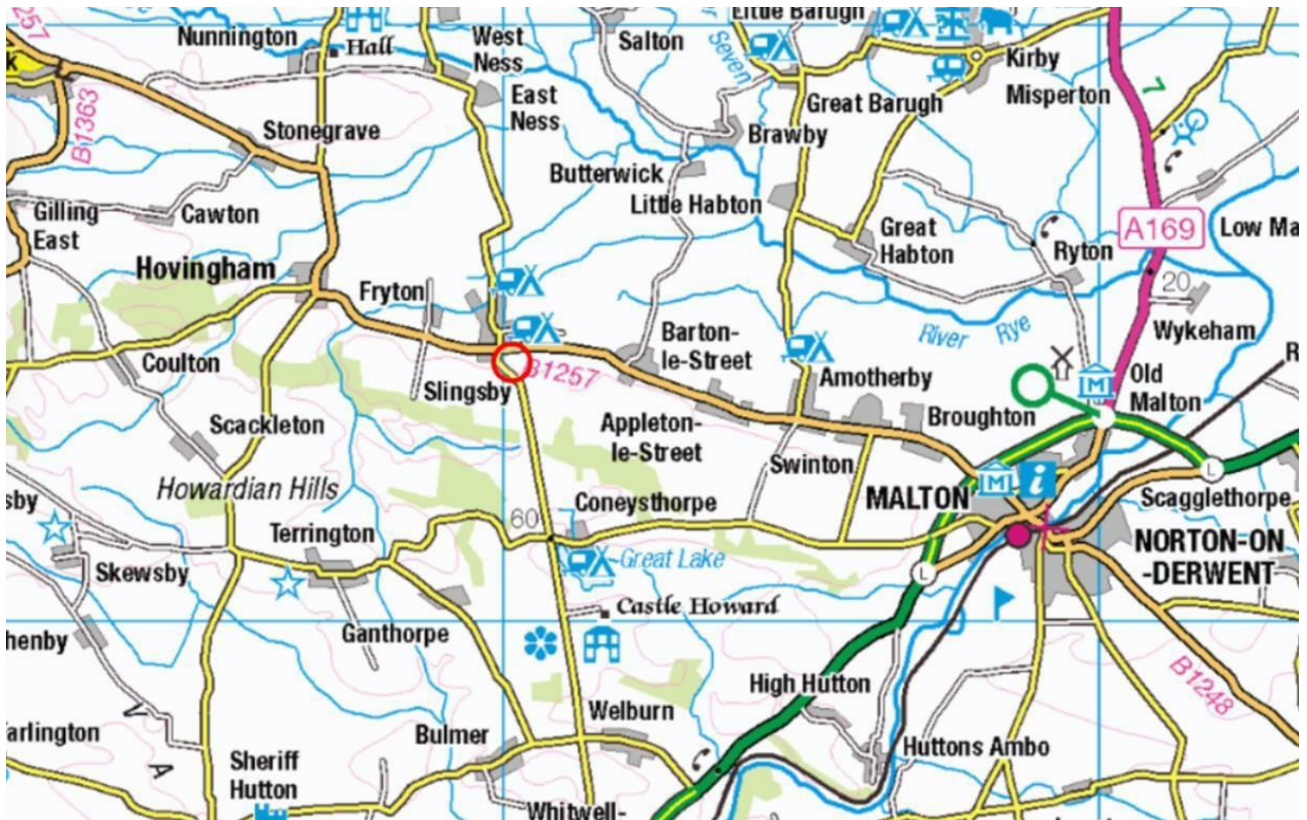
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### AGENT CONTACT

Henry Scott MSc MRICS



# Land and Building at Slingsby, Malton



St Michaels House Market Place, Malton, YO17 7LR  
t: 01653 692151  
e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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