



7.71 acres of Land at Oldstead Main Street | Oldstead

An opportunity to purchase two parcels of grassland situated in the rural village of Oldstead, within the North York Moors National Park below the Hambleton Hills. Oldstead is approximately 8 miles west of the market town of Helmsley and 8 miles east of Thirsk.

- Two parcels of land extending in all to 7.71 acres or thereabouts
- For Sale as a whole or 2 separate lots
- Ideal for agricultural, smallholding interests and those alternate uses, subject to planning
- Rural village location
- VIEWING ESSENTIAL



Guide Price £70,000

7.71 acres of Land at Oldstead Main Street | York



DESCRIPTION

Two parcels of land extending in all to 7.71 acres (3.12 hectares).

The land to the west of Main Street comprises 4.56 acres (1.84 ha) is relatively steep and undulates from the top towards the south, with hedge and fencing boundaries. The gate in the southeast corner will be blocked off on completion as this is not a permissive right of way.

Land to the east of Main Street comprises 3.15 acres (1.28 ha) of grassland, together with wooded areas, mainly of broad leave and native species, enclosed by hedgerows and post and rail fencing. The land rises from the north to the higher ground to the south. There is a public footpath along the eastern boundary.

LOCATION

7.71 acres of grass and wood land situated in the rural village of Oldstead, within the North York Moors National Park below the Hambleton Hills. Oldstead is approximately 8 miles west of the market town of Helmsley and 8 miles east of Thirsk.

RIGHTS OF WAY

There is a public footpath along the eastern boundary of the field to the east of Main Street (NYK337184). We understand there are no other public rights of way.

TENURE

We understand to be freehold with vacant possession upon completion.

The land is currently grazed by a local grazer, with the agreement running from 1st April 2026 to 31st July 2026.

WAYLEAVES AND EASEMENTS

A National Grid Overhead Line runs through the middle of the land on Lot 1. We are unaware of any other wayleaves or easements crossing the land.

NITRATE VULNERABLE ZONE (NVZ)

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

SPORTING AND MINERAL RIGHTS

Sporting and mineral rights are included with the sale so far as they are owned.

WHAT3WORDS

Entering the village from the south:

///trickling.tastes.mirroring - land to the west of Main Street
///backpacks.copes.pranced - land to the east of Main Street



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 sale. Please also register at www.boultoncooper.co.uk for regular email updates.

LOCAL AUTHORITY

North Yorkshire Council
North Yorkshire Council, County Hall, Northallerton,
North Yorkshire, DL7 8AH

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York, North
Yorkshire YO62 5BP

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.

METHOD OF SALE

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

GUIDE PRICE

The Whole: £70,000
Plot 1: 4.56 acres: £45,000
Plot 2: 3.15 acres: £25,000

ANTI-MONEY LAUNDERING REGULATIONS

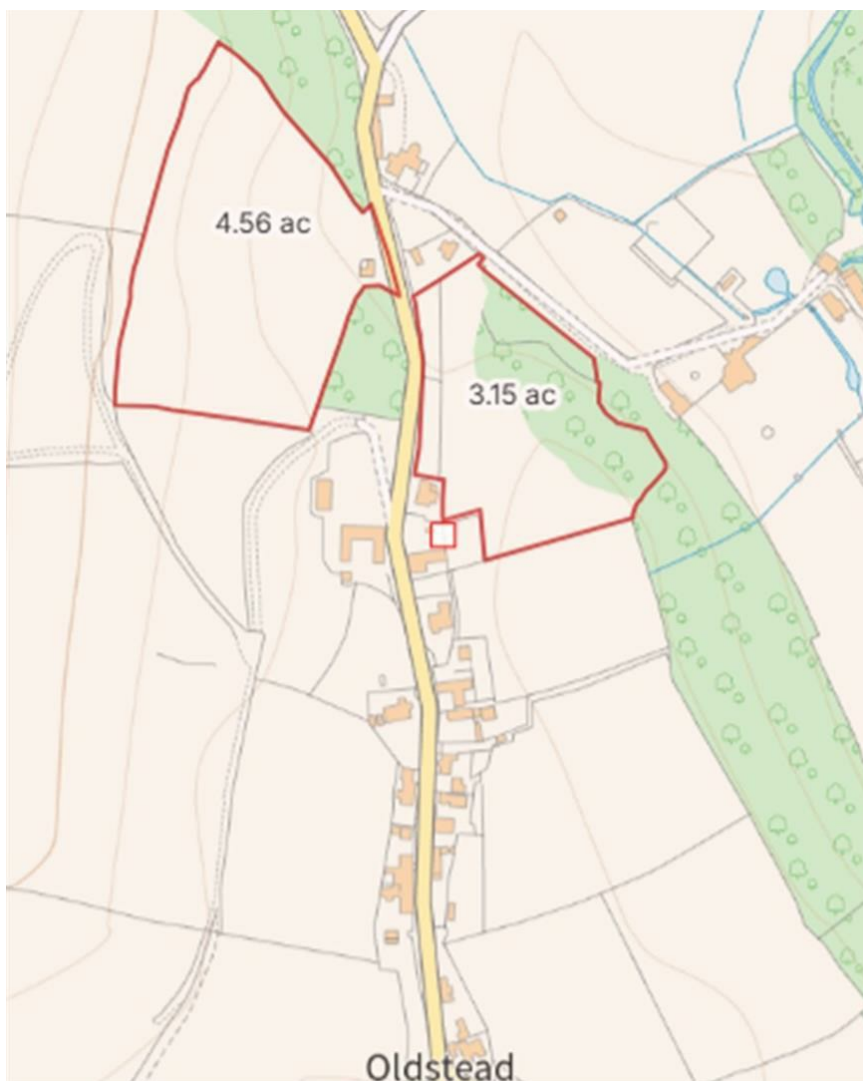
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

VENDOR'S SOLICITOR

Harrowells Solicitors
c/o Katie Daniel
Moorgate House, Clifton Moorgate, York, YO30 4WY



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VIEWING

By Permit with the Agents.

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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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