



**8.24 Acres of Land at Leppington,  
Malton, Leppington, YO17 9RN  
Guide Price £120,000**



The land extends in total to 8.24 acres (3.33 hectares) or thereabouts, benefitting from mainly hedgerow boundaries and road frontage onto the Barthorpe Bottoms road, running south from Leppington to Barthorpe.

Lot 1 comprises an area of woodland extending to 1.81 acres, as well as a relatively flat, well-shaped block of grassland, together with an area of mixed woodland and small area of hardstanding extending in total to 7.32 acres. Lot 2 comprises a wooded area with a spring-fed stream, extending to 0.92 acres in total. The woodland in both lots consists of a wide array of tree varieties, planted predominantly in 2007, including apple, pear, plums, sweet cherries, cobnuts, evergreen and deciduous trees.

The soil type is Denchworth series, characterised as slowly permeable clayey soils with fine loamy over clayey soils, suitable for cereals and grassland. The land is classified as predominantly Grade 3 on the DEFRA Provisional Agricultural Land Classification maps.



Tenure: Freehold  
BAND:

#### DESCRIPTION

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#### LOCATION

The property is situated less than half a mile south of the village of Leppington, six miles north east of Stamford Bridge and nine miles south of Malton.

#### ACCESS

Lot 1 has road frontage to, and two gated access points from, the local authority maintained Barthorpe Bottoms road which runs south from Leppington to Barthorpe. The northernmost access benefits from an area of hardstanding beyond.

Lot 2 has road frontage to and gated access from Barthorpe Bottoms road.

#### TENURE

The property is available freehold with Vacant Possession upon completion.

#### SERVICES

We are not aware of any services connected to the property.

#### SPORTING & MINERAL RIGHTS

Lot 1 - Sporting and mineral rights, insofar as they are

owned, are included in the sale.

Lot 2 - Sporting rights for Lot 2 are not owned by the Vendor and, therefore, are not included in the sale. Mineral rights, insofar as they are owned, are included in the sale.

#### RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

#### WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements, or Rights of Way which affect the property, however, the land is sold subject to, and with the benefit of, all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

#### DESIGNATIONS

The land is within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

#### GUIDE PRICE

As a Whole (8.24 acres) - £120,000  
Lot 1 (7.32 acres) - £110,000  
Lot 2 (0.92 acres) - £10,000

#### METHOD OF SALE

The land is offered for sale by Private Treaty.

#### VIEWINGS

Anyone wishing to view the property should first register their interest with the selling agent. Consent will then be granted to view during reasonable daylight hours, with a copy of these details to hand. The vendor accepts no liability for injury or damages.

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#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

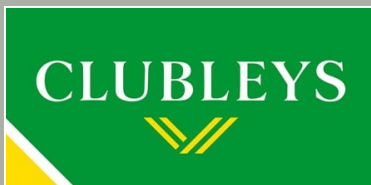
#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.