

LOG CABIN, BUILDINGS AND APPROXIMATELY 5.61 ACRES

York Road, Kirk Hammerton, York, North Yorkshire, YO26 8DH

CUNDALLS

EST 1860





LOG CABIN, BUILDINGS AND APPROXIMATELY 5.61 ACRES

YORK ROAD
KIRK HAMMERTON
YORK
NORTH YORKSHIRE
YO26 8DH

Kirk Hammerton 0.5 miles, Green Hammerton 1.2 miles, Boroughbridge 9 miles, Wetherby 11 miles, Harrogate 12 miles, York 12 miles, Leeds 25 miles (All Distances Approximate)

AN ACCESSIBLY LOCATED SMALLHOLDING WITH A LOG CABIN, AGRICULTURAL BUILDINGS AND GRASSLAND, EXTENDING IN ALL TO APPROXIMATELY 5.61 ACRES

“An individual smallholding comprising a log cabin, a substantial range of agricultural buildings and adjoining grazing and mowing land, extending in all to approximately 5.61 acres. Situated off York Road at Kirk Hammerton, the property benefits from direct access to the A59 and convenient connections to York, Harrogate and the A1.”

- **LOG CABIN** – Extending to approximately 58.02 m² (625 sq ft) and understood to benefit from a Certificate of Lawfulness of Existing Use or Development under reference HGT15/04577/CLEUD.
- **AGRICULTURAL BUILDINGS** – Extending in total to approximately 547.39 m² (5,892 sq ft), including a substantial general-purpose agricultural building and a separate loosebox/stable building.
- **GRASSLAND** – An adjoining block of grazing and mowing land, complementing the cabin and buildings and providing opportunities for smallholding, equestrian or amenity interests, subject to any necessary consents. In All Approximately 5.61 Acres (2.27 Hectares)
- **ACCESSIBLE LOCATION** – Direct access from York Road / the A59, with convenient links to York, Harrogate and the wider road network.
- **POTENTIAL** – Scope for alternative uses or future development, subject to obtaining the necessary planning permissions and other approvals.

FOR SALE BY INFORMAL TENDER

BEST AND FINAL OFFERS INVITED BY 12:00 NOON ON TUESDAY 10TH NOVEMBER 2026

GUIDE PRICE: OFFERS OVER £250,000

DESCRIPTION / BACKGROUND

The property comprises an individual smallholding extending in all to approximately 5.61 acres (2.27 hectares), including a log cabin, a substantial range of agricultural buildings and adjoining grassland. Situated off York Road at Kirk Hammerton, the property occupies an accessible position with direct access to the A59 and good connections to York, Harrogate and the A1.

The detached log cabin is of timber construction and extends to approximately 58.02 m² (625 sq ft). Set within a fenced enclosure, the cabin has a decked area to the front and an outlook over the adjoining land. We understand that it benefits from a Certificate of Lawfulness of Existing Use under reference HGT15/04577/CLEUD.

The agricultural buildings extend in total to approximately 547.39 m² (5,892 sq ft) and include a substantial general-purpose building together with a separate loosebox/stable building. The buildings are complemented by associated yard and hardstanding areas and provide useful facilities to support the agricultural or equestrian use of the holding, subject to any necessary consents.

The grassland lies predominantly to the south of the cabin and buildings, forming a single block suitable for grazing and mowing. Boundaries comprise a mixture of hedgerows and fencing, with established trees along parts of the field margins.

Offered for sale as a whole, the property provides an opportunity for purchasers seeking a manageable smallholding with buildings and land in a convenient location. There may also be potential for alternative uses or future development, subject to obtaining the necessary consents.



LOCATION

The property is situated in an accessible rural position off York Road at Kirk Hammerton, between York and Harrogate. The holding benefits from direct access to the A59, providing good connections to the surrounding towns and wider road network.

Kirk Hammerton is a well-regarded village benefitting from a range of local amenities including a railway station, primary school, church and village hall. The nearby village of Green Hammerton provides further local services and lies approximately 1.2 miles away.

The land is well placed for access to the surrounding market towns and commercial centres, with Boroughbridge approximately 9 miles to the north, Wetherby approximately 11 miles to the south-west and Harrogate approximately 12 miles to the west. These towns provide a wider range of shopping, educational, healthcare and recreational facilities.

The historic city of York is located approximately 12 miles to the east and provides an extensive range of services and amenities, together with a mainline railway station offering regular services to Leeds, London, Edinburgh and further afield. Leeds is approximately 25 miles to the south-west and provides a major regional commercial centre.

The location benefits from good road links via the A59, providing access towards York, Harrogate and the wider motorway network.



LAND

The property extends in all to approximately 5.61 acres (2.27 hectares), including the log cabin, agricultural buildings, yard areas and adjoining grassland.

The grassland lies predominantly to the south of the cabin and buildings, forming a useful and manageable block suitable for grazing and mowing. Its proximity to the buildings and yard provides a practical arrangement for those seeking a smallholding or pursuing agricultural or equestrian interests.

Established hedgerows and fencing define the boundaries, with mature trees along parts of the field margins providing shelter and amenity value. The southern boundary adjoins the railway.

The holding benefits from a mains water supply and direct access from York Road / the A59. The combination of accessible grassland, substantial buildings and a log cabin offers an attractive opportunity for a range of purchasers, with scope for alternative uses subject to the necessary consents.

The property may offer significant development potential for alternative uses, subject to obtaining the necessary planning permissions and other consents.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agriculture Provisional Land Classification Maps, primarily as Grade III land.

SOIL SERIES

The soil is described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils.

WATER SUPPLY

The holding benefits from a mains water supply.

BASIC PAYMENT SCHEME / DELINKED PAYMENTS

The Basic Payment Scheme has now closed and no BPS entitlements are included in the sale. Purchasers should make their own enquiries with the Rural Payments Agency regarding any current or future schemes.



GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way, water, light, drainage and other easements, quasi-easements, wayleaves and covenants affecting the property, whether mentioned in these particulars or not.

Access to Lot 3 is taken from Pool Lane over a right of way across third-party land. Purchasers should satisfy themselves as to the full nature and extent of the right of way.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale insofar as they are owned.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

DEVELOPMENT CLAWBACK

The land is offered for sale without any development clawback provision.

METHOD OF SALE

The property is offered for sale as a whole by **Informal Tender**.

Interested parties are invited to submit their **Best and Final Offer** in writing, to be received by the Selling Agents no later than **12:00 noon on Tuesday 10th November 2026**.

Offers should clearly state the amount offered together with the purchaser's full name and address, solicitor's details, funding position, any conditions attached to the offer and the proposed timescale for exchange and completion.

A **Tender Form** can be requested from the **Agents' Malton office** on **01653 697820** or by email from tom.watson@cundalls.co.uk or stephen.dale-sunley@cundalls.co.uk. Completed Tender Forms should be returned to Cundalls, Malton Office, or by email, by the stated deadline.

The Vendors are not obliged to accept the highest or indeed any offer and reserve the right to withdraw the property from sale or amend the method of sale at any time.

VIEWINGS

Viewing is strictly by prior appointment through the Agents' Malton office on **01653 697820**. Interested parties must not enter the property without a confirmed appointment and should have a set of sales particulars with them when viewing.

DRAINAGE RATES

The land is subject to drainage rates payable to the Swale and Ure Drainage Board. Further details are available from the Agents upon request.

GENERAL INFORMATION

Services: Mains Water, Mains Electricity, Septic Tank Drainage

Planning: North Yorkshire Council: 0300 131 2 131

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Postcode: YO26 8DH

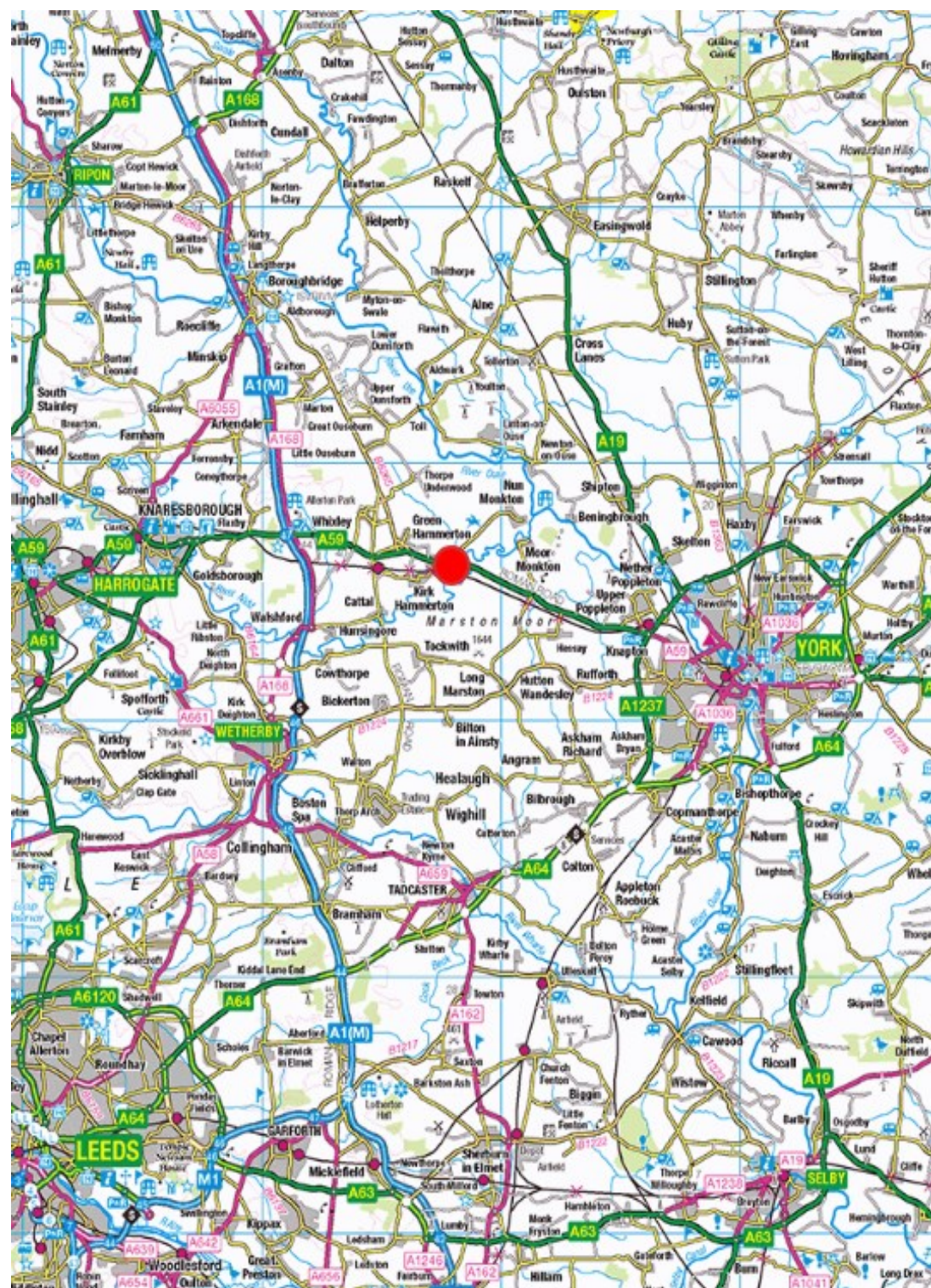
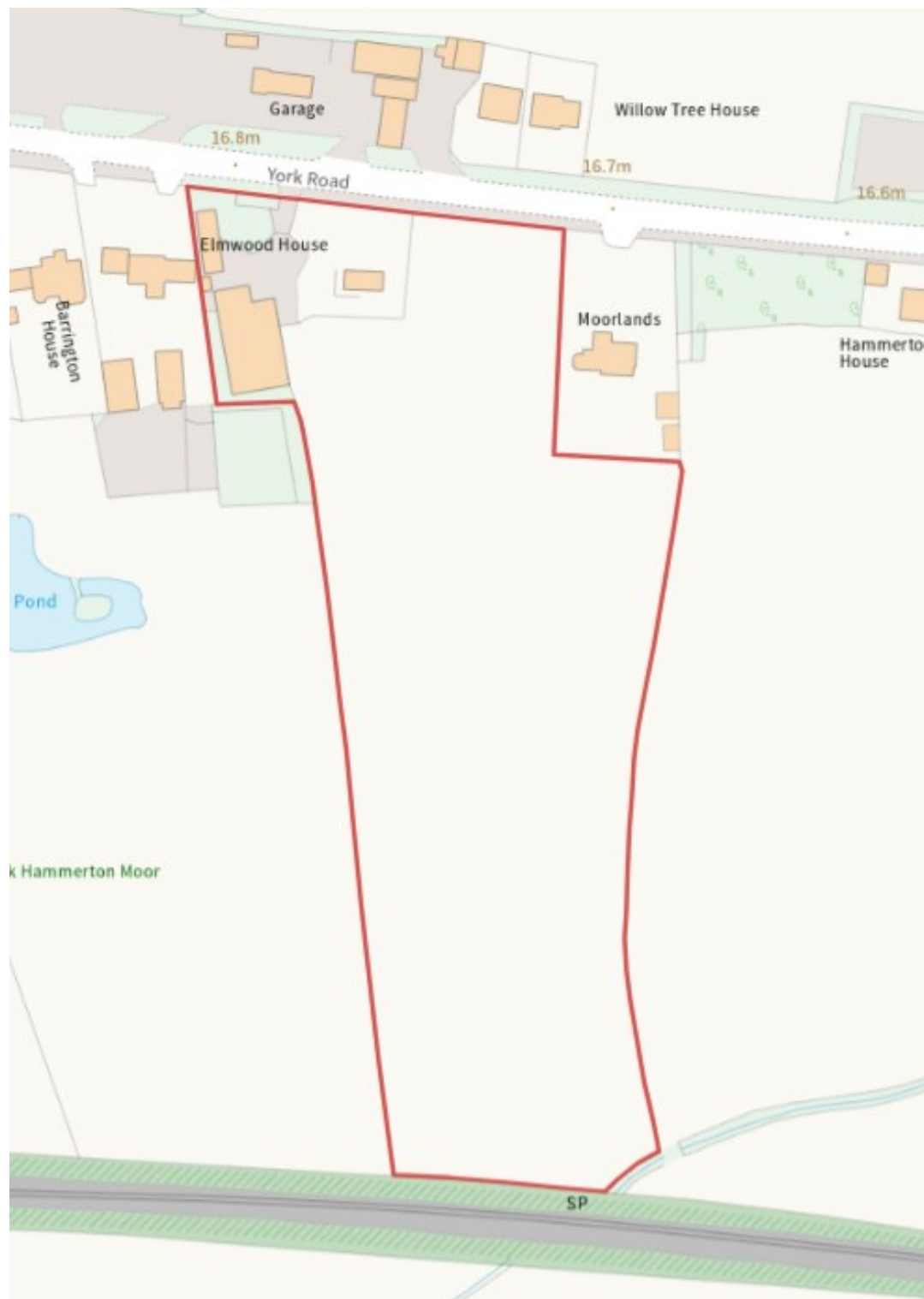
NOTICE:

Details and photographs prepared in September 2026.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage





An aerial photograph of a rural landscape. In the foreground, a railway line runs horizontally across the bottom. Above it, there are large green and brown fields. A small village with several houses is visible in the middle ground. The background shows a line of trees and distant hills under a blue sky with scattered clouds.

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