

**FOR SALE**

**The Orchard, Malton Road, Amotherby, Malton, YO17 6TR**

**Iain Simpson**  
— & —  
**Company**





## DESCRIPTION

The 0.52 acre (0.21 Ha) site edged blue on the plan below comprises a former orchard which is now overgrown and accommodates a number of mature trees.

The site is divided by an acoustic fence which has been installed to satisfy a statutory requirement relating to the planning consent on the neighbouring residential development. This acoustic fence needs to remain in position.

Upon completion of the adjoining estate road, Yorkshire Housing Ltd are under an obligation to erect a stock proof fence and plant a hawthorn hedge along the back edge of the footpath.

## LOCATION

The site is located in Amotherby, a small village approximately 3 miles west of Malton on the B1257, benefitting from a village hall, primary school, and a Chinese restaurant. The neighbouring village of Swinton (within 1 mile) offers a pub, playground and bowling club.

Amotherby is well located for access into Malton and the A64, providing routes to York, Scarborough and beyond.

## TENURE

The site is offered for sale freehold with vacant possession upon completion. Yorkshire Housing have a temporary right to use the area hatched brown on the plan between their new estate road and the acoustic fence during the build process until the estate road has been completed.

## METHOD OF SALE

Offers should be submitted to Lottie Exton by 5pm on Friday 1<sup>st</sup> May 2026.

## TECHNICAL INFORMATION

No technical information is available to date.

## VAT

VAT is not applicable to the sale price.

## PLANNING

At the last review of the Local Plan the site was allocated for housing together with the adjoining field which is currently being developed by Yorkshire Housing Ltd. The site has again been submitted to North Yorkshire Council in respect of their recent Call for Sites.



## WAYLEAVES, EASEMENTS, RIGHTS AND RESERVATIONS

The site is to be sold subject to and with the benefit of any wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Rights have been granted to Yorkshire Housing Ltd to erect, repair, maintain and replace the acoustic fence shown on the plan together with a right of access across the site from point Y. A gate is to be installed within the acoustic fence at point X marked on the plan.

A right of access has been reserved for the benefit of any permitted residential development on the property from the new estate road hatched pink on the plan, subject to planning and all necessary statutory consents.

## SERVICES

Interested parties should make their own enquiries regarding service connections. A right has been reserved to make service connections to the adjoining development subject to planning, statutory approvals and capacity.

## VIEWING AND FURTHER INFORMATION

The site can be viewed from Malton Road. For site access please contact Lottie Exton.

## CONTACT DETAILS

Lottie Exton  
07471 033699  
[Lottie@iainsimpsonco.com](mailto:Lottie@iainsimpsonco.com)

Iain Simpson  
07930 580751  
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### Important Information:

Iain Simpson & Company (the Company) for itself and for the vendor(s) or lessor(s) of this property for who, it acts as agent gives notice that: (i) These particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to this correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



### Legend

-  Property
-  Retained Land
-  Working Area
-  Restricted Land
-  X 12" Wide Gate in Acoustic Fence
-  Y 12" Wide Galvanized Steel Gate
-  Acoustic Fence
-  Stock Proof Fence
-  Hedge

SUBJECT TO CONTRACT  
FILE REF: 404  
FEB 2026

