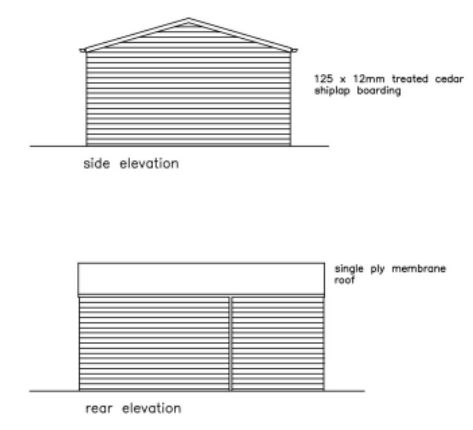
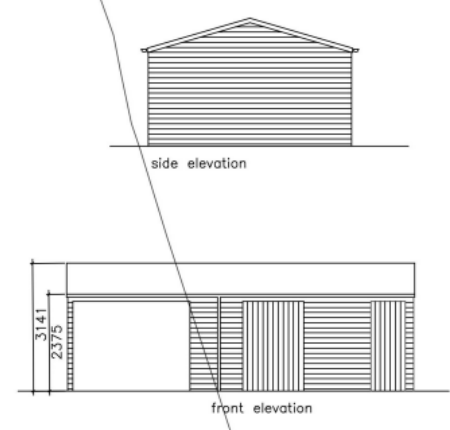
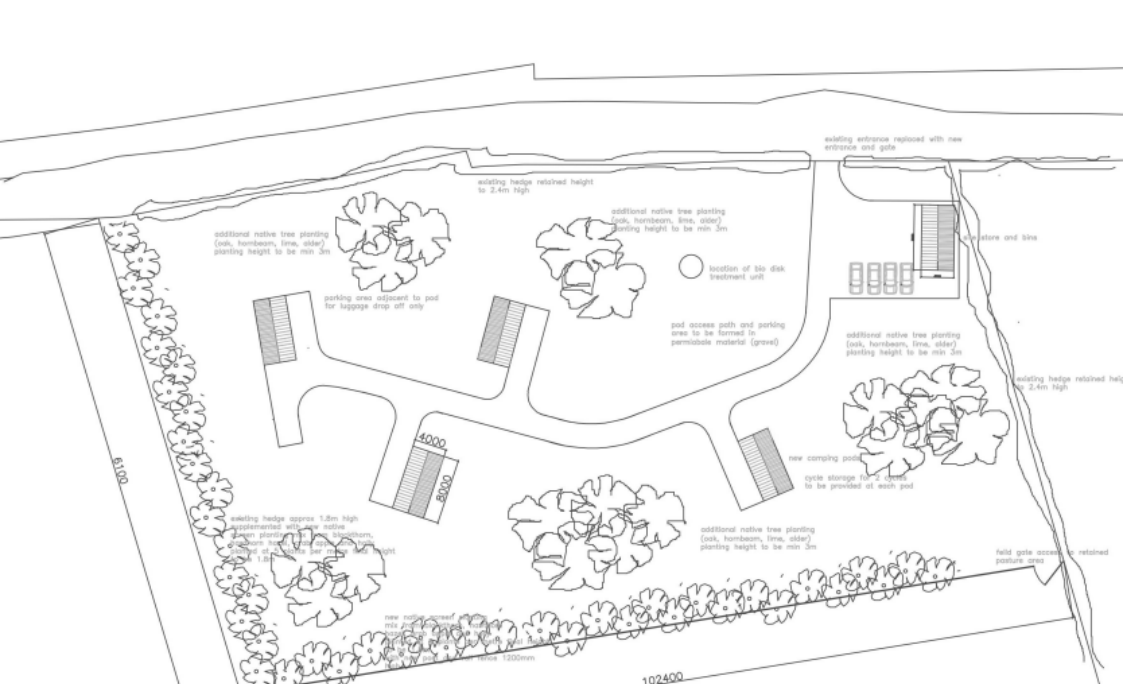


5.7 ACRES WITH PLANNING FOR LEISURE DEVELOPMENT
EAST INGS LANE, PICKERING, NORTH YORKSHIRE

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NB
 Do not scale from this drawing, only written dimensions
 any other dimension are to be checked prior to work
 Extent of work shown does not indicate that an asbestos
 been carried out and reference should be made to the
 information prior to work commencing

5.7 ACRES **EAST INGS LANE** **PICKERING** **NORTH YORKSHIRE**

Pickering 1.5 miles, Malton 9.0 miles, Kirkbymoorside 8.8 miles, Scarborough 19 miles, York 27.0 miles (All distances approximate)

A UNIQUE LEISURE DEVELOPMENT OPPORTUNITY CLOSE TO PICKERING

- 5.7 acre parcel of grassland close to Pickering
- Full planning consent in place for siting of 4 holiday letting camping pods and siting of amenity building
- Vast potential for further expansion and development following initial development of 4 units, subject to necessary consents.
- Land currently suitable for grazing of livestock or horses.
- Short distance to Pickering and A169 road network
- Attractive setting with set back gated entrance, yard area and mature hedgerows.
- Sold with no development clawback/overage.

FOR SALE BY PRIVATE TREATY: AS A WHOLE

GUIDE PRICE: £265,000

DESCRIPTION / BACKGROUND

An attractive edge of parcel block of grassland amounting to around 5.7 acres with the rare and valuable benefit of full planning consent for 4 holiday letting camping pods and amenity building and offering vast further potential for development, subject to consents.

The land sits within a ring fence and benefits from a hardcore set back access through private entrance with sliding gates onto a large hardcore yard area.

The land is currently agricultural grassland bordered by mature hedgerows, post and net fencing and excellent access directly off East Ings Lane, a public maintained highway, which leads into the town of Pickering.

The parcel comprises of a single field of flat land and sits within a ring-fenced block and is currently suitable for grazing and hay making.

PLANNING CONSENT

The land has the benefit of full planning consent reference ZE23/02600/FUL, which was granted on 3 May 2024 for the following:

“change of use of land to allow siting of 4no. holiday letting camping pods and siting of amenity building with associated gravelled access track, parking, package treatment plant and landscaping’.

The approved plans show for an attractive development of 4 camping pods and amenity building with office, w.c. equipment store and bin store. The development only takes a very small area of the 5.7 acres, so there is the possible potential for a much larger leisure development subject to consent.

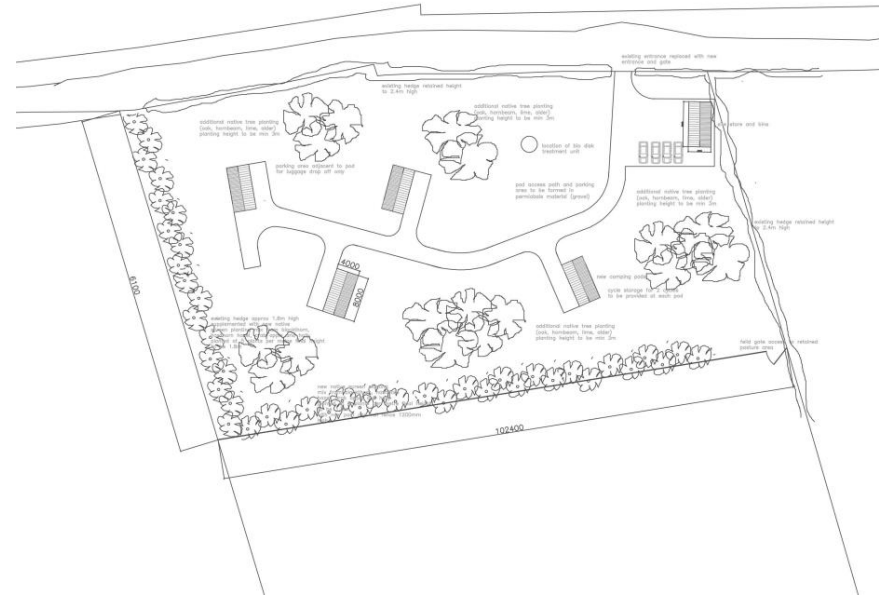
A planning pack with full details can be requested from the agents Malton office on 01653 696 820 or sent via email.

LOCATION

The land sits in an attractive position in open countryside yet within 1.5 miles of Pickering town centre. Pickering offers a full range of services including schools, supermarkets, convenience stores, shops, restaurants, leisure and recreational facilities. The town is a popular tourist location, home to visitor attractions including the North York Moors Steam Railway and accommodation. The town is often referred to as the “gateway to the Moors”.

The seaside town of Whitby is located approximately 21 miles north and offers a further range of services and amenities as well as being an excellent tourist destination. The town is easily accessible by both road and rail links.

The property is situated approximately 26 miles from the historic City of York where further services are available including a mainline train service to London King’s Cross and Edinburgh, Scotland in under 2 hours.



LAND CLASSIFICATION

The land is shown on the Land Classification Maps as Grade III Land and is suitable for livestock or horse grazing.

SOIL TYPE

According to the Soil Association of England and Wales the land is designated as 'Foggathorpe 2 – Slowly permeable seasonally waterlogged clayey and fine loamy over clayey soils. Some similar coarse loamy over clayey soils'.

BASIC PAYMENT SCHEME

We understand the land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the holding.

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.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DRAINAGE RATES

We are not aware that the property is subject to Drainage Rates.

GENERAL INFORMATION - REMARKS & STIPULATIONS

METHOD OF SALE

The property is being offered for sale by private treaty as a whole.

Interested parties should register their interest with the agents or to submit an offer. For those with queries or to inform the agents of their interest please contact Tom Watson FRICS FAAV on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: None

Planning: North Yorkshire Council – 01609 779977

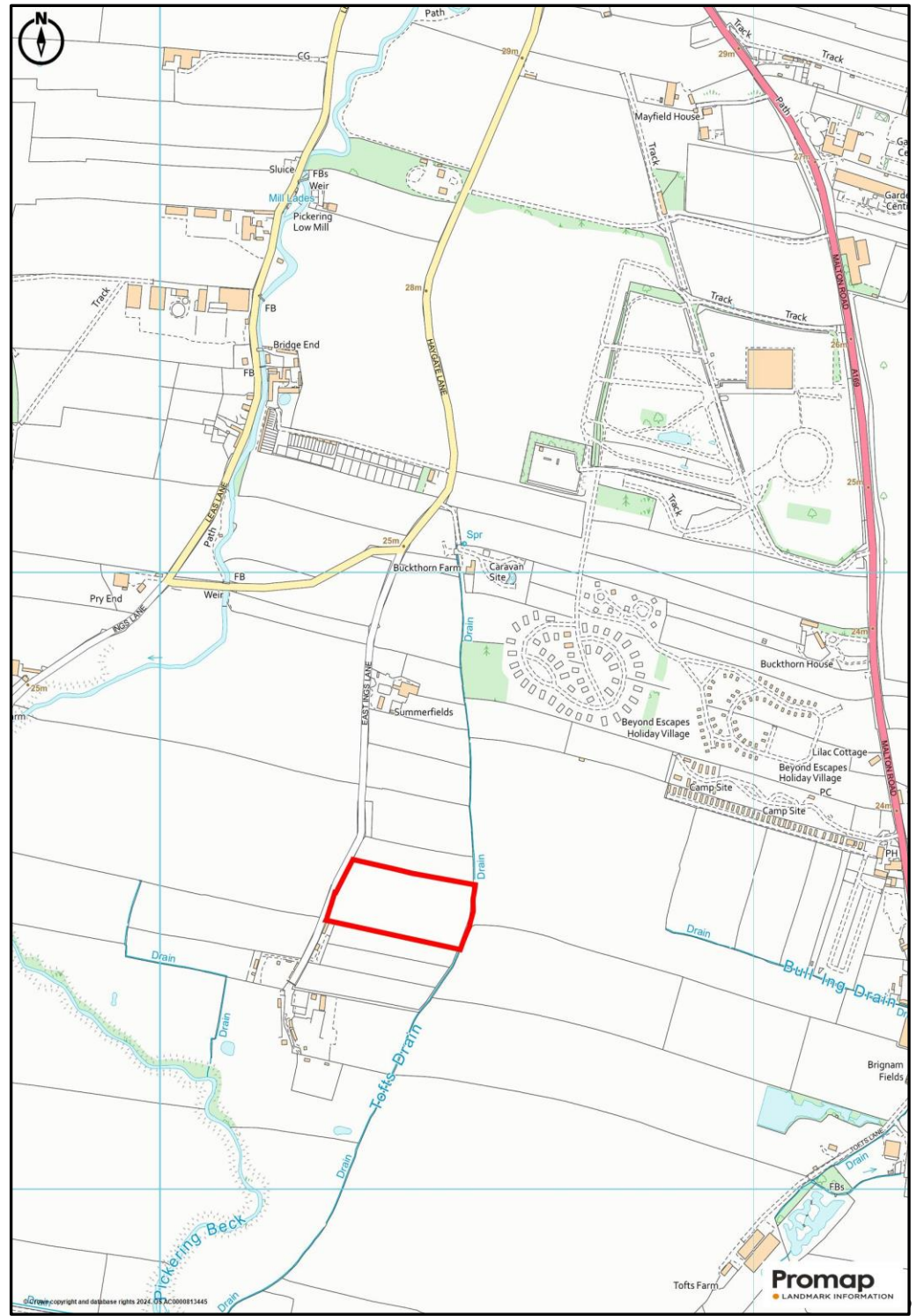
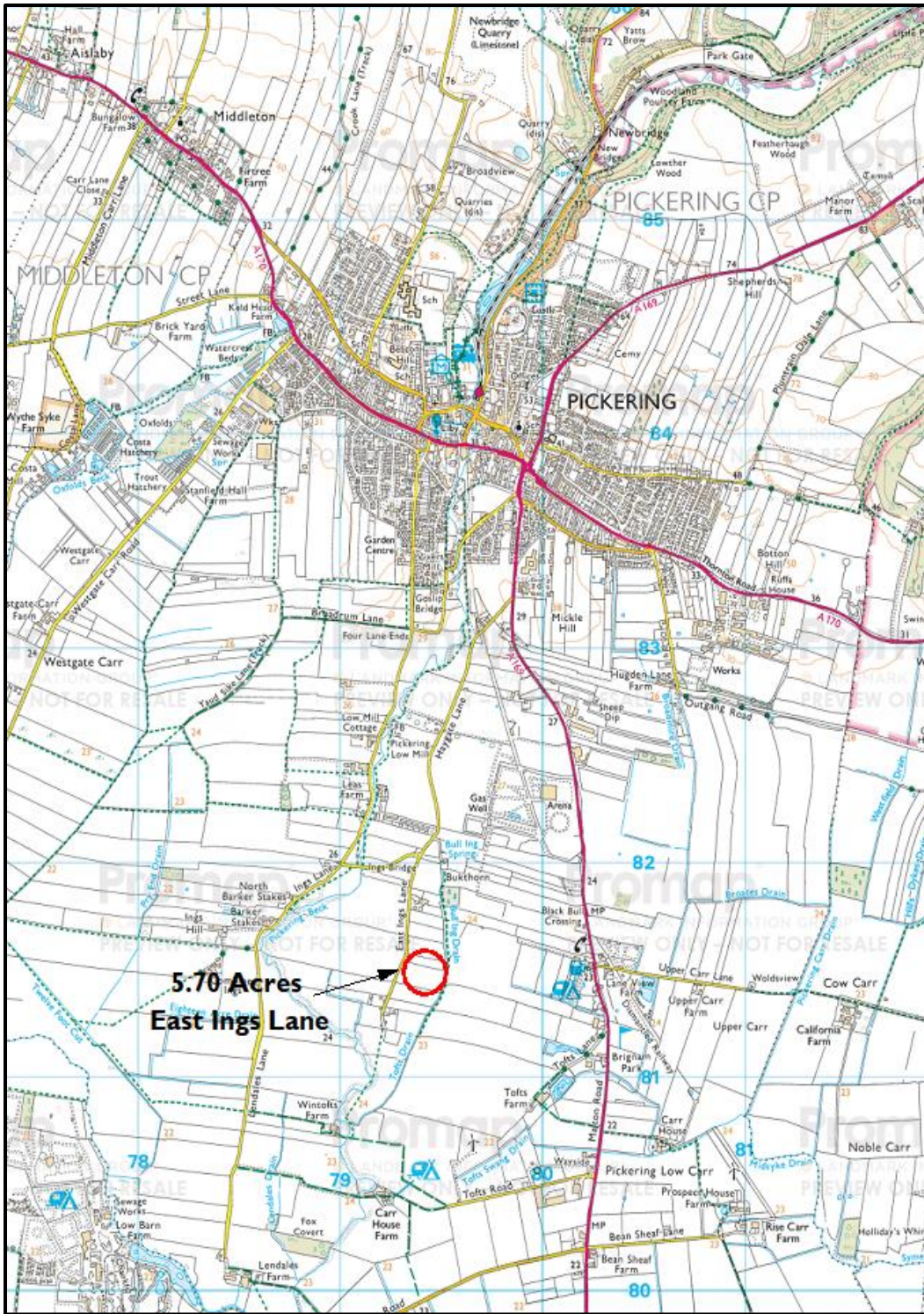
Tenure: The property is Freehold with vacant possession.

Viewing: Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820

Guide Price: £265,000

NOTICE:

Details and photographs prepared August 2024. 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.





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