



PITS WOOD

26.85 ACRES, HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE

Cundalls



PITS WOOD / 26.85 ACRES

HARWOOD DALE SCARBOROUGH NORTH YORKSHIRE

Scalby 5 miles, Scarborough 8 miles, Whitby 13 miles, York 40 miles, (All distances approximate)

ATTRACTIVE PARCEL OF AMENITY WOODLAND

- 26.85 acres mature woodland.
- Comprises two compartments of predominantly mature mixed deciduous woodland
- Main species comprises a parcel of Beech and a block of mixed deciduous and coniferous
- Provides conservation and wildlife opportunities.
- Attractively situated in Harwood Dale just off Reasty Bank within the North York Moors National Park

FOR SALE BY PRIVATE TREATY: AS A WHOLE

GUIDE PRICE: £95,000

DESCRIPTION / BACKGROUND

Pits Wood comprises a parcel of amenity and conservation woodland and in all, amounting to 26.85 acres, situated within Title: NYK74046 and is located in an attractive, rural position within the North York Moors National Park, located to the southern edge of Harwood Dale and to immediate east of Breckonhurst Farm.

The subject property is situated within a ring fence block and comprises a parcel of mature, mixed deciduous woodland, which gently slopes from south to north and undulates in nature.

The land does not benefit from direct road access and is accessed via a private right of way which is accessed from the public maintained road known as Reasty Hill, which leads onto an agricultural field belonging to the adjoining Breckonhurst Farm, which provides two separate access points to the woodland to the north and south.

There are two right of access points over the adjoining Breckonhurst Farm, as marked A to B and C to D on the attached plan providing access over grassland and then leading to circa 10ft timber 5 bar gate, before leading into access ways into the woodland.

The woodland comprises a gently undulating / part steeper sloping block of amenity and conservation woodland, comprising a variety of predominantly mixed deciduous trees.

The woodland predominantly appears to comprise a mixture of Beech, Birch, Sycamore and Ash, together with some interspersed coniferous pine trees mainly to the south.

The woodland also benefits from a variety of spring flowering plants and provides an attractive amenity space.

A block of predominantly mature Beech trees to the southern boundary comprises an attractive and well-spaced / thinned compartment and offers some potential timber value.

The woodland is situated to the south of Harwood Dale, which is a small scattered rural hamlet of cottages, small holdings and farmsteads, situated within the North York Moors National Park.

LOCATION

Pits Wood is within Harwood Dale, located between Scarborough and Whitby, within the North York Moors National Park.

The subject property is accessed off Reasty Hill, a public maintained highway which then leads onto a third part owned parcel of agricultural grazing land, to which we understand there is a right of access to the woodland.

Harwood Dale and Silpho are un-serviced, rural villages situated within the National Park; however, a wide range of services and amenities are available in the village suburb of Scalby, around 5 miles to the southeast, which includes schools, shops, supermarket and sporting and leisure facilities.

The coastal town of Scarborough is around 8 miles distant and provides a further range of services and amenities, two sandy beaches and a railway station.

The North York Moors National Park immediately surrounds the property and provides recreational activities. The historic City of York is approximately 40 miles to the south-west and provides a full range of amenities and services including a main line rail station providing links to Edinburgh and London within 2 hours.

The property can be identified byCundalls for sale board.



LAND CLASSIFICATION

The land is shown on the form at Ministry of Agricultural Provisional Land Classification Maps as mixed Grade III Land.

SOIL TYPE

The soils are shown in the soil series of England and Wales as primarily being of the Dale series of soil types.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The land is not situated within any environmental schemes.

WOODLAND GRANT SCHEMES

The property is not within any woodland grant schemes.

DEVELOPMENT CLAWBACK CLAUSE

The land is to be sold with no development clawback clause/overage agreement.

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. A bridleway crosses over the property.

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

We assume sporting, timber and mineral rights are in hand and included in the sale.

METHOD OF SALE

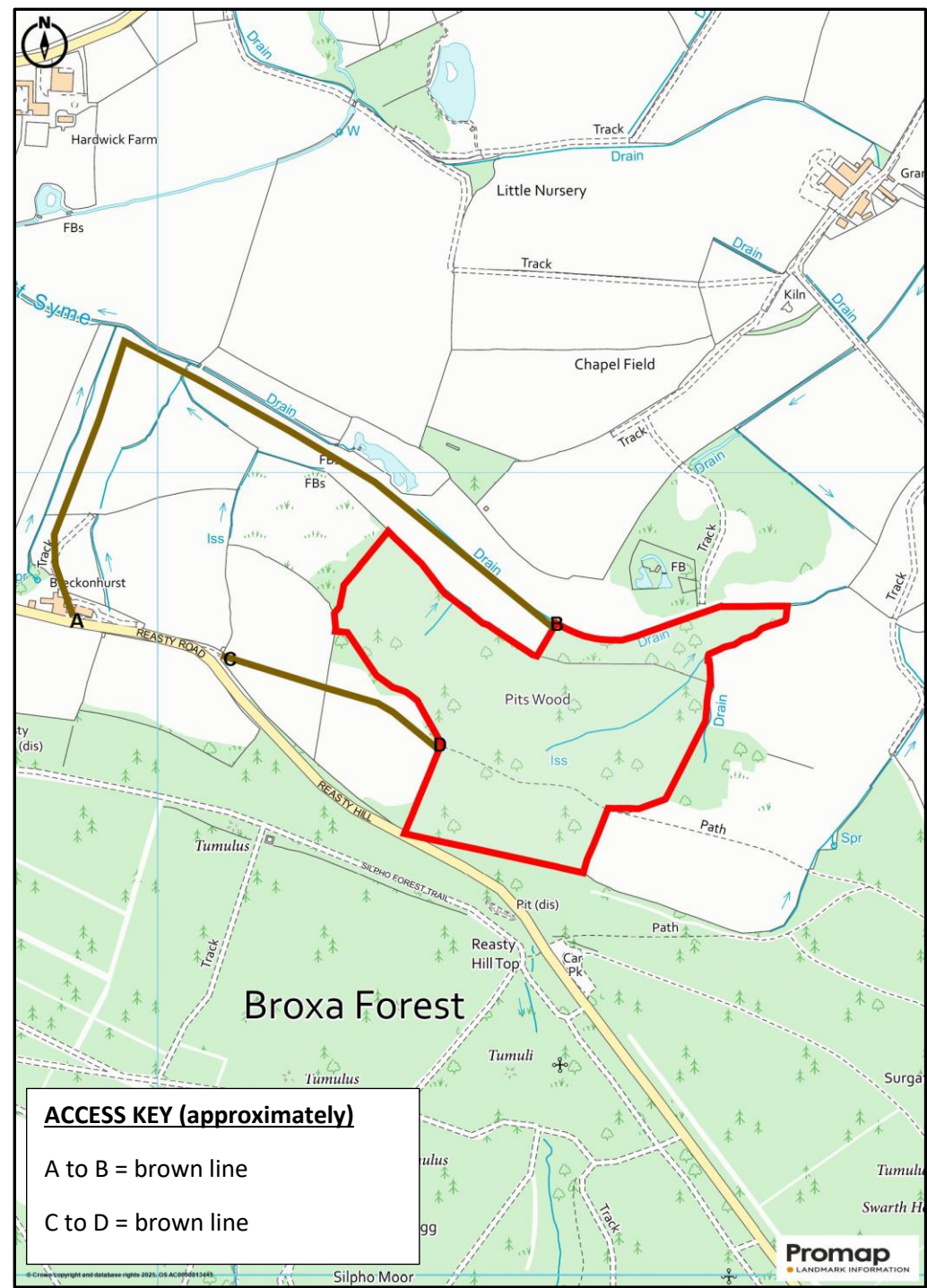
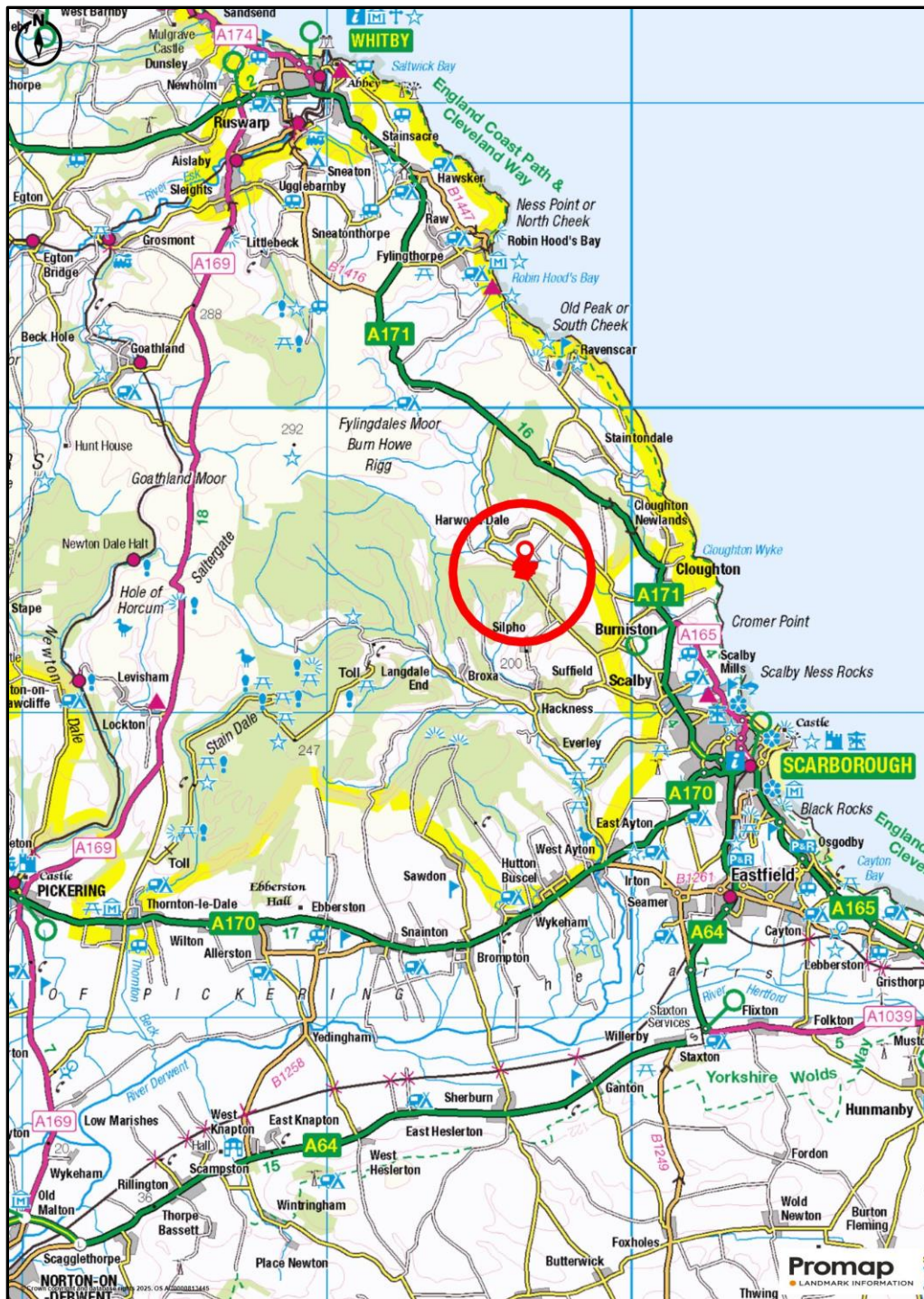
The property is being offered for sale by private treaty as a whole. For those with queries or to inform the agents of their interest please contact Tom Watson FRICS FAAV on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	None
Planning:	North York Moors National Park : 01439 772 700
Tenure:	The property is Freehold with vacant possession upon completion.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Price:	£95,000

NOTICE:

Details and photographs prepared May 2025. 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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