

9.3 ACRES AT WESTGATE CARR ROAD, PICKERING, NORTH YORKSHIRE,
YO18 8LX

CUNDALLS
EST 1860





9.3 ACRES **WESTGATE CARR ROAD** **PICKERING** **NORTH YORKSHIRE** **YO18 8LX**

Pickering 1 miles, Malton 12 miles, Thornton le Dale 3 miles, Whitby 21.0 miles, Kirkbymoorside 7.5 miles, York 30 miles (All distances approximate)

“EXCELLENTLY POSITIONED PARCEL OF LAND SITUATED ON THE EDGE OF PICKERING TOWN”

- 9.3 acres of land
- Productive parcel suitable for cereal, grass cropping or grazing purposes
- Ring-fenced parcel spread across three fields
- Attractive setting on the edge of the market town of Pickering
- Suitable for agricultural or equestrian interests
- Good access directly off Westgate Carr Road

FOR SALE BY PRIVATE TREATY

GUIDE PRICE : £150,000

DESCRIPTION / BACKGROUND

A productive parcel of 9.3 acres of agricultural land situated in a convenient edge of town position.

The land spreads across three fields extending to 9.3 acres in total and is available for sale as a whole.

The land has historically been used for grazing and mowing, producing hay, and is suitable for agricultural, equestrian, or amenity uses (subject to consents).

Access to the land can be gained directly off Westgate Carr Road.

The land is enclosed with mature hedgerows and enjoys a private setting in close proximity to Costa Beck and Pickering town .

Overall, the land provides good quality grassland, set in a desirable, edge-of-town location and lends itself to those with agricultural, equestrian, investment or alternative use interests, subject to the necessary consents.

LAND CLASSIFICATION

According to the Ministry of Agricultural Land Classification maps, the land is classified as Grade III and is suitable for grass and cereal cropping or livestock grazing

SOIL TYPE

The Soil Survey of England and Wales identifies the land as belonging predominantly to the Landbeach series, described as “*permeable calcareous loamy soils over chalky gravel*”, well suited for grass cropping, grazing, and hay production.



LOCATION

The land is situated at off Westgate Carr Road, on the south-western edge of the market town of Pickering. The property occupies an attractive semi-rural position, yet within close proximity to the amenities of Pickering

A wide range of services and amenities are available in the market town of Pickering, set around 1 miles East including convenience stores, shops, 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”.

Additional facilities are located within the towns of Malton and Kirkbymoorside which offer a full range of facilities including shops, supermarkets, cafes, restaurants, hoteliers, and public houses. The towns also offer primary and secondary schools and health care institutes. Malton is well connected with Railway Station and Bus Terminus, both with regular services to York and the East Coast.

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 30 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.



GENERAL INFORMATION – REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is sold without entitlements to the Basic Payment Scheme

ENVIRONMENTAL SCHEMES

We are not aware that the land is not situated within any environmental schemes.

RESTRICTIVE COVENANTS

The land will be placed under a restrictive covenant preventing its use for motor sports or the sighting of an abattoir.

DEVELOPMENT CLAWBACK

The land is to be sold free from a development clawback.

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.

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.

COMPLETION

The property is currently part of a deceased estate that has not had probate granted as of the date of marketing. Consequently, completion of the sale must be after the granting of probate.

METHOD OF SALE

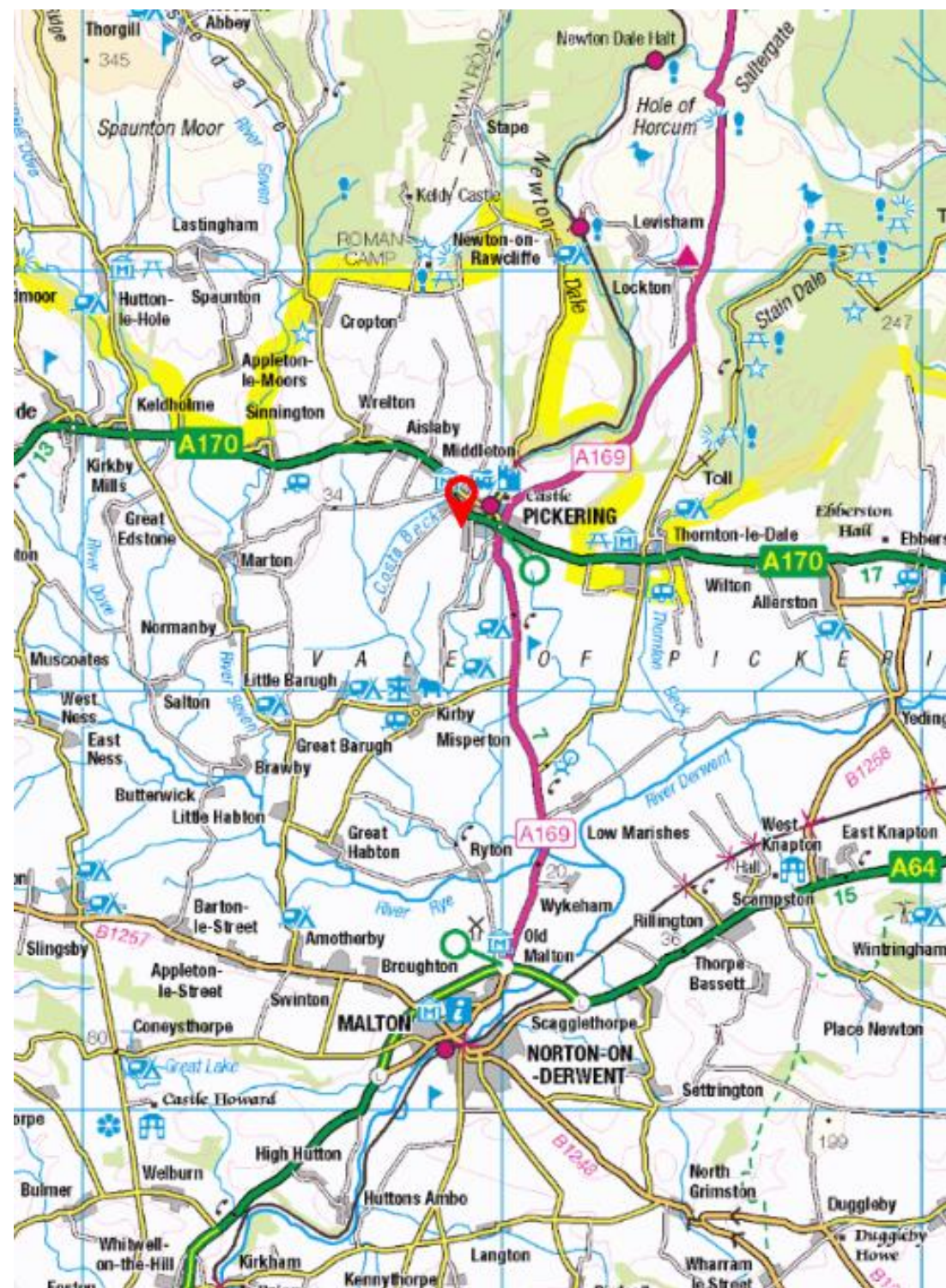
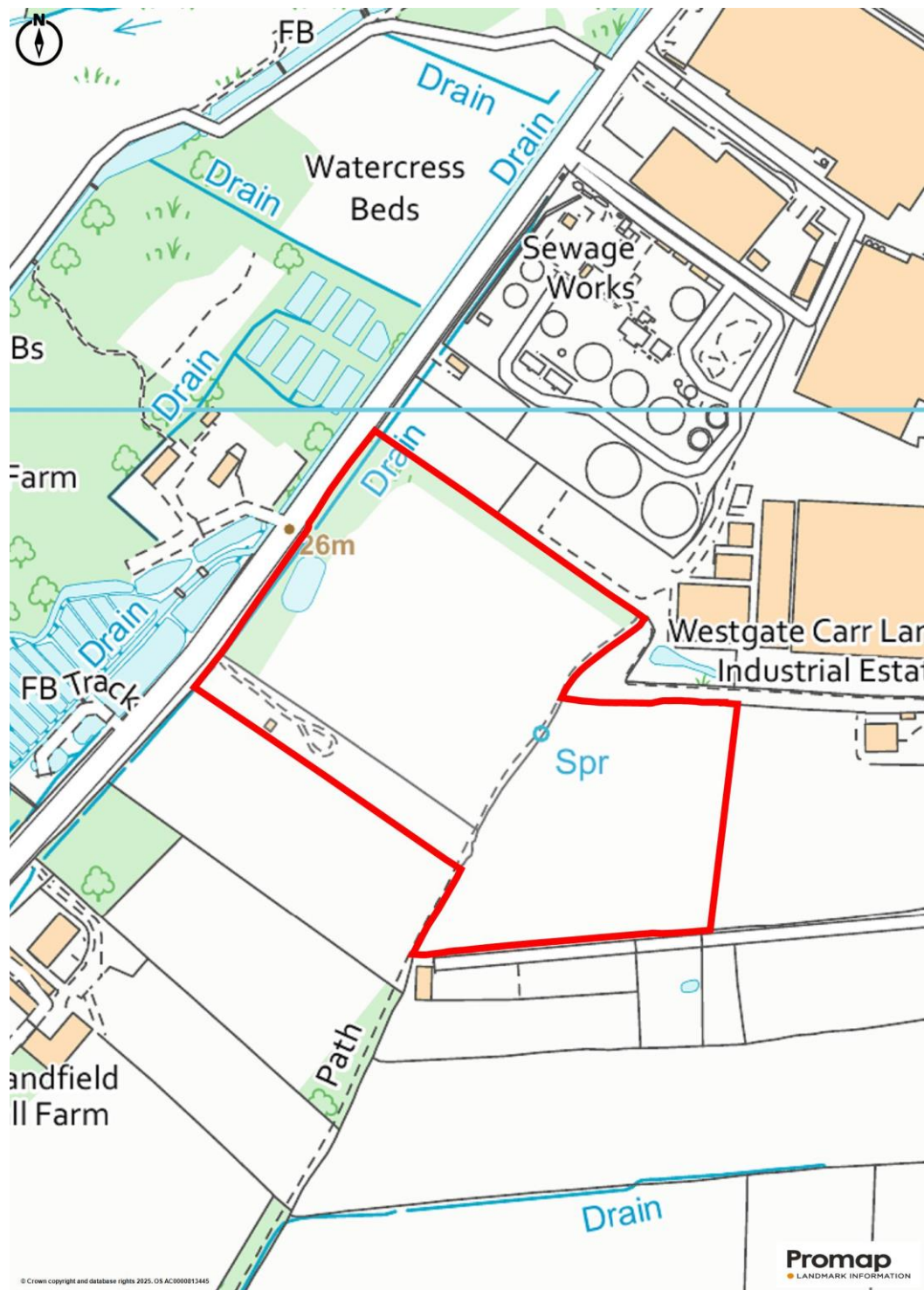
The property is being offered for sale by Private Treaty with offers invited to Cundalls Malton office.

For those with queries on the sale or to make an offer please contact: Tom Watson or Stephen Dale – Sunley at the Cundalls Malton office on 01653 697 820 or email: tom.watson@cundalls.co.uk or stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains Water
Planning:	North Yorkshire Council (Formerly Ryedale Council) – 01609 780780
Tenure:	The property is Freehold.
Viewing:	Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Prices:	£150,000





Details and photographs prepared August 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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