



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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# THE KINGTHORPE WOODLANDS

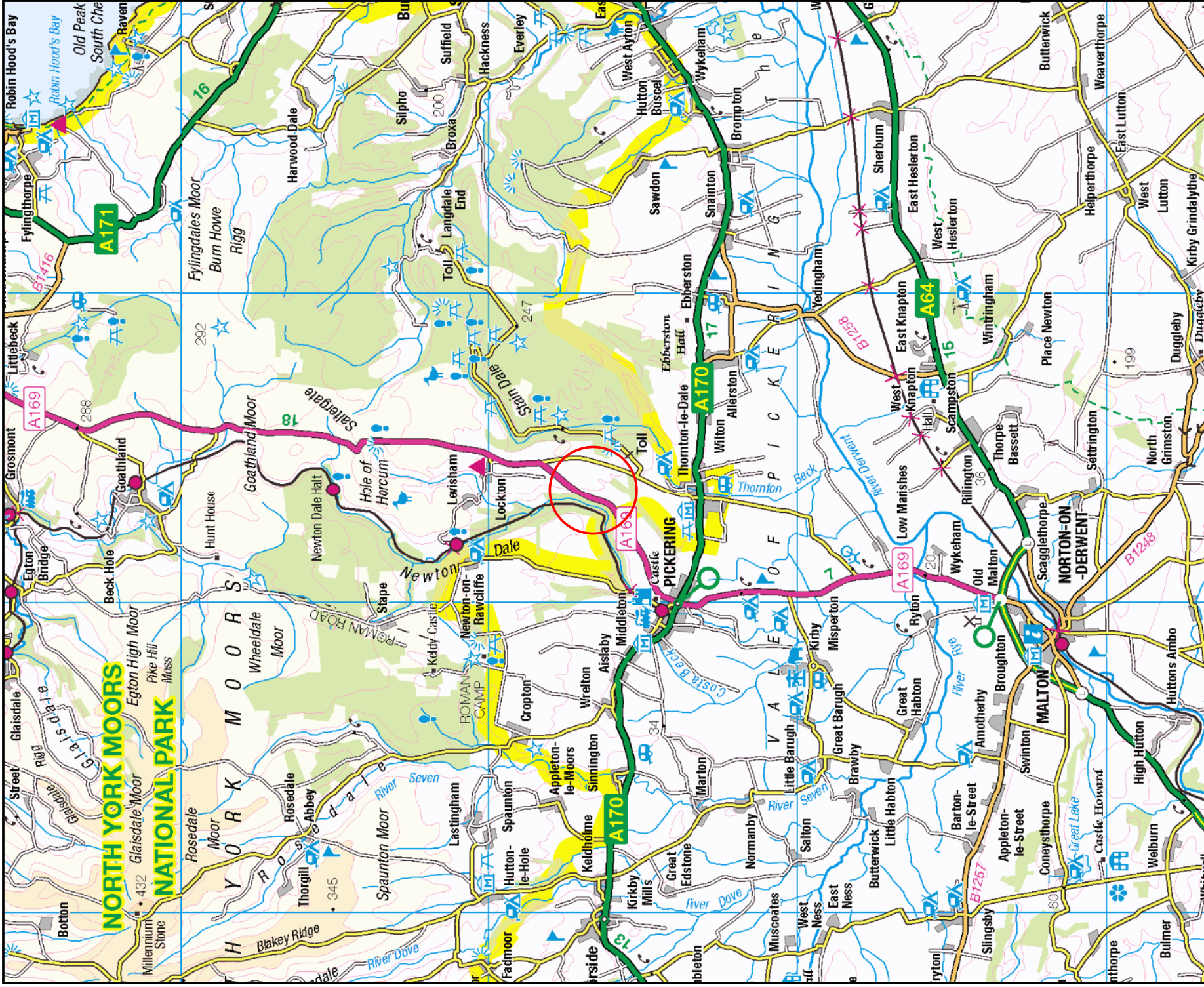
Kingthorpe, Pickering, North Yorkshire

Freehold for sale by Private Treaty in 4 Lots

In all, 243.5 Acres (98.5 Hectares)

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## The Kingthorpe Woodlands



Location SE 838 866  
 Scale 1:150,000 @ A4  
 Drawing No. V15448-02  
 Date 09.08.21

**BoultonCooper**

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ St. Michael's House, Malton, North Yorkshire, YO17 7LR  
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FREEHOLD FOR SALE BY PRIVATE TREATY

243.5 Acres (98.5 Hectares)

## The Kingthorpe Woodlands

Kingthorpe, Pickering, North Yorkshire

**Guide Prices from £25,000 to £975,000**

OS Grid Ref: SE833867 Lat/Long: 54.269114°,-0.720354°W Nearest Post Code YO18 7NG

**Find more woodland properties for sale on our website**

A collection of 4 woodland lots with a wide range of species and ages ranging from mature and maturing commercial crops and mixed broadleaves.

### Joint Selling Agents

Tustins Chartered Forestry Surveyors,  
Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ  
Tel. 01869 254938 [miketustin@tustins.co.uk](mailto:miketustin@tustins.co.uk)

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#### **IMPORTANT NOTICE**

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## LOCATION

Situated within the North Yorks Moors National Park about 2 miles to the north of Pickering which is approximately 29 miles from York and 18 miles from Whitby. All distances are approximate.

## DESCRIPTION

The North Yorks Moors is a special place characterised by sweeping moorland, a crinkly coast, ancient woods and timeless villages. The National Park has extensive woodland cover comprising about a quarter of its 554 square miles. The Kingthorpe Woodlands lie within this treasured landscape. Those who have travelled along the North Yorkshire Moors Railway heritage line will have travelled past lot 1 as the line is adjacent to its western boundary.

This collection of 4 woodland lots includes a wide range of species and ages ranging from mature and maturing Japanese larch, Scots pine, and mixed broadleaves to the most recent plantings in 2015 of Douglas fir, Norway spruce and oak.

The woodland contains ash where ash dieback disease is present. This disease is present in all counties of England and is likely to affect the majority of ash trees. In the short term this will offer woodland owners the opportunity for revenue from the early felling of these crops and the ability to influence the new direction of the woodland. Forestry Commission guidance in respect of alternative species for restocking include aspen, beech, birch, cherry, field maple, hornbeam, lime, oak, rowan, sweet chestnut and sycamore depending on the site. Non-native broadleaves and conifers will be considered for sites with few constraints.

A stocking schedule and plan produced as part of the 2014-2024 Management Plan is available from the selling agents on request.

The woodlands enjoy good internal access over unsurfaced tracks and most have direct access off public highways. The main block, lot 1, is principally situated on the eastern side of the Pickering Beck valley. The balance of the woods is amongst agricultural land.

The woods comprise:-

### LOT 1 : PICKERING BECK WOOD

**184.42 acres/ 74.63 hectares**

**Guide price: £975,000**

This mixed woodland enjoys good vehicular access off the A169 on its eastern boundary at points A and B on the sale plan. The northern access (A) was formerly part of the A road until its realignment many years ago. This access is included in the sale. The owner of Keepers Cottage has a right of way over the track from the A169 to his house and buildings and around the perimeter of his property. These accesses link with a comprehensive system of internal woodland rides.

The substantial area of maturing larch crops demonstrate what is achievable within this woodland from a commercial perspective. Recent restocking has included Douglas fir and further variety could be included following the clear felling of the larch in the coming years.

Pickering Beck Wood includes a long stretch of the stream meandering close to the western boundary and the famous heritage railway line. The importance of the site is reflected in its designation as the Newtondale Site of Special Scientific Interest (SSSI). A copy of the designation can be obtained from the selling agents. Within this property most of the SSSI area is woodland, much of which is even aged ash. Natural England has stated it prefers to see a more diverse woodland structure with a range of species and ages. Natural Capital improvement works should be easily achievable in this area.

The majority of Pickering Beck Wood is classified as Plantation on an Ancient Woodland Site (PAWS) or, in the south western corner, Ancient Semi Natural Woodland (ASNW). These designations indicate there has been continuous tree cover since before 1600 AD.

The boundaries around Keepers Cottage principally follow the edge of the rides along the boundaries. These rides are included in the sale.

### LOT 2 : SCALLA MOOR PLANTATION AND LITTLE WOOD

**14.32 acres/ 5.79 hectares**

**Guide price: £75,000**

Scalla Moor Plantation is a 12.9 acre mature plantation of principally Scots pine dating from 1970. The plantation has excellent access onto the A169 along its northern boundary. Little Wood, 1.42 acres, is an attractive small wood set amongst agricultural land. Its mixed crops include larch, Douglas fir, birch, sycamore and hazel.

Little Wood is sold with the benefit of a right of way for thinning and harvesting purposes after harvest when the field is in stubble.

### LOT 3 : BLACK PLANTATION (PART)

**4.74 acres/1.92 hectares**

**Guide price: £25,000**

Situated to the south of the Fox and Rabbit Inn, this broadleaved wood dates from around the year 2000. Stocking is principally birch with oak, ash and hazel. It adjoins Forestry Commission woodland forming part of Dalby Forest.

### LOT 4 : ORCHAN DALE WOODS

**40.08 acres/ 16.22 hectares**

**Guide price: £145,000**

As can be seen from the sale plan this lot effectively comprises two woodland blocks – Orchan Dale and Brewster's Slack. The two woods mainly date from 1960 and contain mixed broadleaves including sycamore and ash.

The woods are sold with the benefit of a right of way at all times and for all purposes over the route shown with a broken brown line on the sale plan.

The property is sold subject to rights of way in favour of adjoining owners.

## FENCING

There are no known fencing liabilities.

## **SPORTING AND MINERAL RIGHTS**

The shooting and fishing rights are owned by a third party and not included in the sale. Mineral rights are understood to be owned and included in the sale.

## **MANAGEMENT**

The Kingthorpe Woodlands were previously managed by the owner.

## **V.A.T.**

The sale of the woodland is not subject to VAT.

## **SCHEDULED ANCIENT MONUMENT**

A scheduled Ancient Monument, Cross Dyke, runs along the northern boundaries of lots 1 and 3. Historic England will need to be consulted prior to any works taking place on the site.

## **WAYLEAVES, RIGHTS AND EASEMENTS**

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

## **PLANS AND AREAS**

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## **TENURE AND POSSESSION AND VIEWING**

Freehold. Vacant possession will be given on completion subject to the shooting reservation.

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

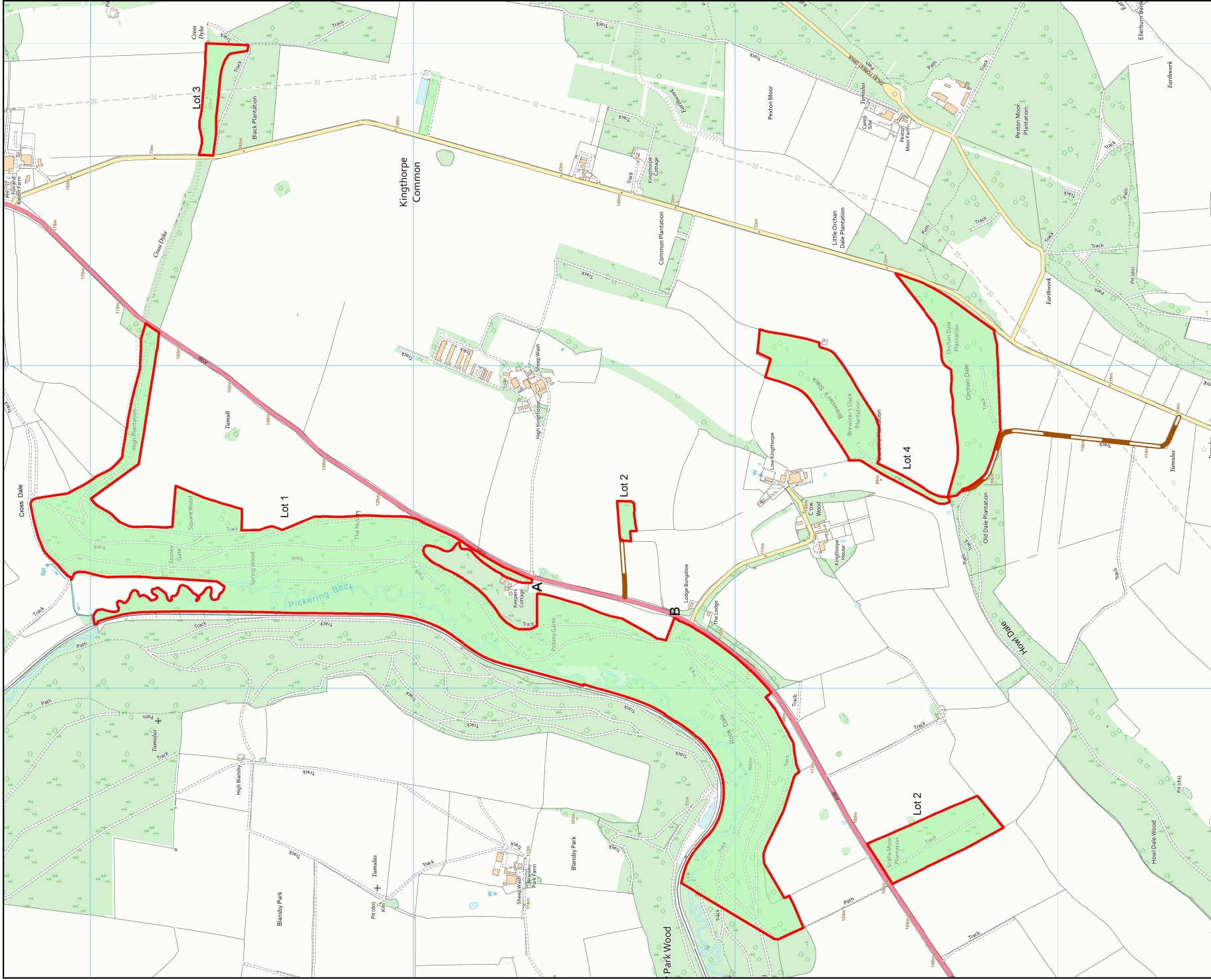
## **METHOD OF SALE**

The Kingthorpe Woodlands are offered for sale by Private Treaty in 4 lots. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## **Anti Money Laundering Compliance**

Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





# The Kingthorpe Woodlands



Location SE 838 866  
 Scale 1:15,000 @ A4  
 Drawing No. V15448-05  
 Date 17.05.22

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Kingthorpe, Pickering, North Yorkshire



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