



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



A PRIME GRASS PADDOCK WITH A SMALL WOODLAND COPSE OF NORWAY SPRUCE (CHRISTMAS TREES) AND MIXED BROADLEAVES SITUATED ADJACENT TO MALTON ROAD ON THE NORTH EASTERN OUTSKIRTS OF YORK AND EXTENDING TO 3.43 ACRES (1.39 Ha) APPROX AND SUBJECT TO A FORESTRY COMMISSION FELLING LICENCE

A Prime Grass Paddock with a Small Woodland Copse of Norway Spruce (Christmas Trees) and Mixed Broadleaves situated Adjacent to Malton Road on the Eastern Outskirts of York and Extending to 3.43 Acres (1.39 Ha) Approx and Subject to a Forestry Commission Felling Licence

- * **Good Roadside Frontage**
- * **Attractive Grazing Paddock**
- * **Extending to 3.43 Acres Approx**

SITUATION

Stockton on the Forest and Hopgrove 2 miles, York City Centre 3 miles, Strensall 4 miles, Sand Hutton 5 miles, A19 5 miles, Malton 10 miles, Pocklington 13 miles, Easingwold 15 miles, Thirsk 25 miles (All distances are approximate).

The parcel of land stands well on the north eastern edge of York, with roadside frontage onto Malton Road (A1036), which leads into the centre of York and also towards the A64 and A1237. It neighbours the Holiday Inn. It is therefore well placed in relation to the City of York and to the nearby market towns of Malton, Pocklington and Easingwold (refer to location plan).

DESCRIPTION

This parcel of land forms part of a productive grass paddock which offers potential for those with an equine interest as well as good productive grassland for grazing livestock.

It also includes an area upon which Norway Spruce (Christmas trees) and mixed broadleaves have been felled with a small copse still remaining. This parcel is also subject to a Forestry Commission Felling Licence (Application Ref: 012/992/2024). A copy of this Felling Licence is attached.

The felling took place in 2024.

- * **Potential Land for Planting Trees**
- * **Environmental & Commercial Interests**
- * **Guide Price: £50,000**

Restocking is still to be carried out. This should be in accordance with the restocking conditions set out in Part 2 "Restocking Conditions" and with particular reference to Condition B of the Felling Licence.

It is a condition of the sale that the Purchaser(s) complies with the Felling Licence and the Restocking Conditions.

The parcel of land has therefore a significant potential for the growing of Christmas trees being so well placed in relation to York and the surrounding area.

Please Note

If you require further clarification in respect of the Felling Licence then please contact the Woodland Officer at Forestry Commission England, Foss House, Kings Pool, 1-2 Peasholme Green, York YO1 7PX. Email: yne@forestrycommission.gov.uk
Tele: 0300 0674900

GENERAL REMARKS & STIPULATIONS

Viewings

Possession of these particulars constitute permission to view the land at any reasonable time. Please ensure that the roadside gate is left shut. When viewing the land, please be mindful of the main road. If you have any questions, please contact **Robin Jessop, Lauren Terry or Mitchell Corney** on **01677 425950**.

Tenure

The land is freehold and vacant possession will be given upon completion. The property is registered with the Land Registry being part of Title No: NYK516773.

Services

There are no services to the paddock. It has the benefit of frontage onto Old Foss Beck and Sow Dike providing a natural water supply.

Easements & Rights of Way

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, covenants and existing and proposed wayleaves for masts, pylons, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

(a) The Drainage Board has a right of access to clean out Old Foss Beck and Sow Dike which are on the boundary. There is a drainage rate payable of £6.41 to the York Consortium of Drainage Boards.

Boundaries

The Vendors nor the Vendors Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry.

The Vendors will only sell such interest, if any, as they have in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

Sporting, Timber and Mineral Rights

The sporting (shooting & fishing), timber and mineral rights are understood to be included with the sale of this land as far as they are owned.

Fixtures & Fittings

Only those items specifically referred to in the sales particulars are included in the sale.

Directions

A for sale board will be erected at entrance to the access located at the field entrance.

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The Plan

The plan of the property is for identification purposes only. The areas given are based on the Ordnance Survey sheet and the Title Deed plan.

Environmental Schemes

The land is not subject to any environmental schemes.

VAT

The property is NOT assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Method of Sale

The property is offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any other method at our discretion.

If after viewing the land, you are seriously interested, then please register your interest,

preferably by email, with Robin Jessop FRICS FAAV, Lauren Terry MRICS FAAV or Mitchell Corney MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Offers

All offers must be in writing. We will not report any verbal offer unless it is confirmed in writing. Seriously interested parties will be invited to produce proof of funds.

Entry to the Property

The Purchaser(s) is to be given entry to the property on completion.

Anti-Money Laundering Regulations

The Agent must comply with Anti-Money Laundering Regulations. As part of the requirements, the Agent must obtain the identity and proof of address of potential purchaser(s). Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Useful Addresses

Vendors Solicitor

Wood Sherwood Solicitors 6-10 Railway St, Pocklington, York YO42 2QZ: Tel: 01759 302791
Acting Solicitor: Richard Gooch. Email: richardgooch@woodsherwood.co.uk

Local Authority

City of York Council, West Offices Station Rise, York, YO1 6GA Tel: 01904 551550

Drainage Board

York Consortium Drainage Boards, Derwent House, Crockey Hill, York YO19 4SR – 01904 720785.

Email: rates@yorkconsort.gov.uk

IMPORTANT NOTICE

Robin Jessop Ltd does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars are intended to give a fair and reasonable overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers ought to seek their own professional advice.
- All descriptions, plans, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- In the event that asbestos is found on the property, please note a detailed asbestos survey of the property has not been carried out. It is the responsibility of the owner to comply with the Control of Asbestos at Work Regulations 2002. Further specialist professional advice should be sought as to the future management of this material.
- Items included in the written text are included in the sale, unless otherwise stated. All others are excluded regardless of their inclusion in any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may use to pursue your complaint.



Produced on Land App, Dec 8, 2025.
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Plan for Identification Purposes Only

100 m
 Scale 1:3500 (at A4)



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