

0.57 ACRES OF LAND
MILLINGTON, YORK, EAST RIDING OF YORKSHIRE, YO42 1TX

CUNDALLS
EST 1860





0.57 ACRES

MILLINGTON

YORK

EAST RIDING OF YORKSHIRE

YO42 1TX

Pocklington 3 miles | Market Weighton 8 miles | York 17 miles | Beverley 20 miles | Hull 27 miles (all distances approximate)

ATTRACTIVE EDGE OF VILLAGE PARCEL OF AMENITY LAND

- Extending to approximately 0.57 acres
- Situated on the western edge of the sought-after Wolds village of Millington
- Attractive amenity / lifestyle parcel
- Well-positioned within the Yorkshire Wolds
- Suitable for amenity, recreation, conservation or long-term investment purposes, subject to any necessary consents
- Offered for sale freehold with vacant possession upon completion

For Sale by Private Treaty:

OFFERS OVER £50,000

DESCRIPTION / BACKGROUND

A rare opportunity to acquire an attractively positioned parcel of land extending to approximately 0.57 acres, situated on the edge of the sought-after Yorkshire Wolds village of Millington.

The land occupies a well-defined and enclosed plot, bordered by a combination of mature trees, hedgerows and established boundaries, providing a good degree of privacy, shelter and screening. The parcel sits in an attractive edge-of-village position, with a strong sense of connection to Millington whilst retaining a peaceful semi-rural character.

As shown in the accompanying photographs, the land is currently laid down to well-maintained grass and presents as a neat, level and highly usable parcel. The established boundary planting and gated access enhance its amenity appeal, making it well suited to informal recreation, lifestyle use, small-scale grazing, planting or conservation purposes, subject to any necessary consents.

Although the land is not currently allocated for development within the East Riding Local Plan, its village-edge location may be of interest to a wide range of purchasers, including local residents, hobby farmers, amenity buyers and longer-term investors, with any future change of use remaining subject to planning consent.

LOCATION

Millington is an attractive and well-regarded Yorkshire Wolds village, set within gently rolling countryside and known for its rural charm, attractive landscape setting and strong village character.

The village lies approximately 3 miles north-east of Pocklington, which provides a good range of day-to-day services including supermarkets, shops, schooling and leisure facilities. Market Weighton is approximately 8 miles to the south-east, while the historic city of York lies approximately 17 miles to the west, offering a wider range of retail, commercial, educational and transport links.

The land is positioned on the edge of the village, between Swineridge Lane and Martin Lane, within an attractive and accessible rural setting. The surrounding area is characterised by open Wolds countryside, mature hedgerows, tree-lined boundaries and productive farmland, with the parcel enjoying a well-screened position.

This balance of village-edge setting, countryside appeal and accessibility makes Millington a desirable location for those seeking amenity land, lifestyle opportunities or a manageable parcel of land within an established rural community.



DEVELOPMENT CLAWBACK CLAUSE

The sale will not be subject to an overage /development clawback agreement in favour of the current vendor.

SPORTING, TIMBER & MINERAL RIGHTS

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

TENURE

The property is offered Freehold with vacant possession upon completion.

VIEWING

Viewings are strictly by prior arrangement and may be undertaken unaccompanied, having first informed the vendors’ agents.

SERVICES

There are no known mains services connected to the land. Interested parties should make their own enquiries regarding the availability and cost of any services.

ACCESS

The land benefits from direct access off Swineridge Lane, a publicly maintained highway, providing straightforward and convenient access.

BOUNDRIES

The land is bounded by a mixture of fencing, hedgerows and mature trees. The vendor will sell such interest as they have in the boundaries, which are subject to verification by the purchaser.

GENERAL INFORMATION

- Services: None
- Planning: East Riding of Yorkshire Council
- Tenure: The property is Freehold and vacant possession will be given upon completion.
- Viewing: Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
- Guide Prices: Offers Over £50,000



Details and photographs prepared July 2026. 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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