

Residential building land
Malton Road
Pickering, YO18 8DR

Price: Expressions of interest

9.14 acres of land with outline residential
planning permission

• Est. 1891 •
Ullyotts
Estate Agents

01377 253456

Residential building land with an indicative capacity of 110 dwellings

Expressions of interest are invited **by 17 July 2026** for some 3.70 ha (9.14 acres) of land with outline residential planning permission with all matters reserved save for means of access and 1.09 ha (2.69 acres) of open space with full planning permission on the west side of Malton Road, Pickering.

Location: The land is on the west side of Malton Road, Pickering being to south of the town centre.

What3Words:suppers.caressing.renders.

Pickering: Pickering is a historic market town in North Yorkshire, set on the edge of the North York Moors National Park and widely regarded as a gateway to some of England's most celebrated countryside.

The town combines strong rural character with everyday amenities, making it an attractive and well-balanced residential location. The town centre is centred around its traditional market square, hosting independent shops, cafés, pubs and local services, alongside weekly markets that reflect Pickering's long-established role as a commercial hub for the surrounding villages. Essential amenities are well represented, including supermarkets, healthcare facilities, schooling and leisure provision, supporting day-to-day living without reliance on larger urban centres.

The town, which has a population of around 8000, benefits from excellent access to surrounding employment centres and visitor destinations. It lies within reasonable commuting distance of Malton, Scarborough and York, with road links via the A170 providing onward connections to the A64 and wider regional motorway network. The North Yorkshire Moors Railway, a renowned heritage line, also runs from Pickering, enhancing its appeal as both a tourist destination and a distinctive place to live.

Planning Permission. The notice of decision is dated 26 March 2026 in respect of planning application 22/01401/MOUT. The approved hybrid outline planning application being for residential development of up to 110 dwellings with all matters reserved save for means of access and full planning permission for change of use to public open space of an adjoining parcel of land.

Plans approved by the planning permission: Location Plan, Open Space Plan, Malton Road Access and Haygate Lane Emergency Access. (Copies attached)

Section 106 Agreement: The agreement is dated 20 March 2026 and is made between the North Yorkshire Council of the one part and the landowners of the other part. The main provisions of the agreement being.

- a) A highway contribution of £6000 towards implementation costs of a traffic regulation order, and
- b) 35% of the Residential Units shall be Affordable Housing Units, of which 68% shall be Affordable/Social Rented Housing Units and 32% Intermediate Housing Units, and
- c) Approval of the Council is required to Open Space Work Scheme prior to the commencement of development.

Note:

- a) The notice of decision, Section 106 agreement and planning application documents, including indicative development proposals are available on the North Yorkshire Council planning website reference 22/01401/MOUT, and
- b) A 10 inch diameter water main, diagonally crosses the land (DJB39) and no building or obstruction shall be located over or within 5 m either side of the centreline of the water main, and
- c) A 250mm gas pipeline runs under part of the open space land, and
- d) Dwelling height shall not exceed two stories in at least 5% shall be single-storey (bungalows)
- e) The proposed CIL liability is £85 per square metre (subject to revision)

Planning application documents: The most relevant planning application documents not submitted but not approved as part of the application include the following.

DJB	
5	Transport Assessment December 2022
6	Travel Plan December 2022
10	Noise Impact Assessment February 2023
13	Topographical Survey DWG Format
14	Topographical Survey PDF Format
17	Ecological Impact Assessment March 2023
20	Geophysical Survey February 2023
21	Written Scheme of Investigation, Archaeologically Evaluation by Trial Trenching June 2023
22	Archaeological Evaluation by Trial Trenching June 2023
23	Supplementary Transport Assessment June 2023
24	Biodiversity Net Gain Feasibility Assessment May 2023
25	Great Crested Newt District Level Licensing Impact Assessment and Conservation Payment Certificate May 2023.
27	Flood Risk Assessment May 2023
28	Percolation Test Report December 2023
28-1	Drainage Calculations August 2025
34	Drainage Calculations (Micro Drainage) July 2025
35	Drainage Strategy June 2025
39	Water main route

Land ownership: The land is held in two separate Land Registry titles with the ownership and control being within the same family, enabling the freehold title with vacant possession to be given on completion and ensuring that there are no ownership restrictions on development.

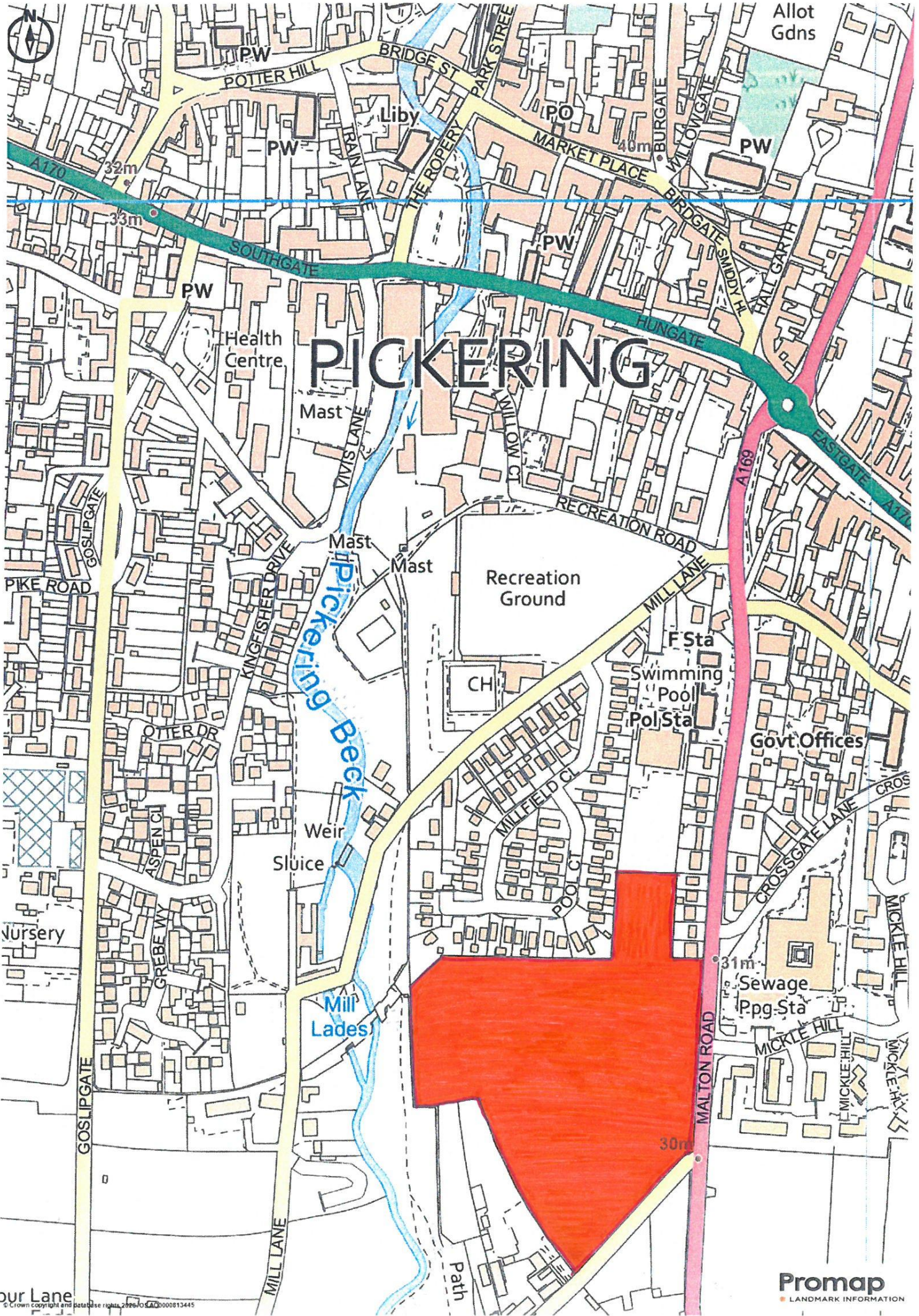
Viewing: The land is agricultural land can be viewed at any reasonable time.

Mode of sale.

Step 1. To receive expressions of interest in purchasing and developing the land.

Step 2. To invite outline development proposals, including indicative dwelling types, numbers, indicative offer and offer conditions.

Step 3. To enter a contract for sale and purchase.



PICKERING

Pickering Beck

Mill Lades