

9.93 Acres (4.02 Hectares) Penny Carr Lane, off Stillington Road, Easingwold

StephensonsRural

SR
Est. 1871





9.93 Ac (4.02 Ha) Two Grass Paddocks on the edge of the Market Town of Easingwold

Guide Price: £100,000

Location
The land is located off Penny Carr Lane on the south east edge of the village of Easingwold, York, 1 mile east of the A19. The village is located approximately 13.4 miles North of York, with good connection via the A19.

Description
The land comprises two fields, extending to 9.93 acres (4.02 hectares), the first of which extends to 5.85 acres (2.37 hectares) and the second being 4.08 acres (1.65 hectares).

The land is classified as Grade 2 on the Agricultural Land Classification and is considered to be a naturally wet acid sandy and loamy soil.

The boundaries are predominantly mature hedgerows. There is a ditch on the western boundary and between the two parcels with a bridge providing access to each parcel.
The block of land is accessed by a field gate marked in the northeast corner of the land.

Access
The land is accessed directly from Penny Carr Lane, which heads south off of Stillington Road, leaving Easingwold. We have reviewed the North Yorkshire Council Definitive Map which shows Penny Carr Lane as an Adopted Highway.

What3Words///
///september.keen.dripped

Tenure
Freehold with vacant possession on completion.

Services
We are not aware of any services to the land.

Wayleaves & Easements
The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.
There is an overhead line crossing over the northwest corner of the 5.85 acre parcel.

Rights of Way
The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.
The Vendors are not aware of any public rights of way crossing the land.

Nitrate Vulnerable Zone (NVZ)
The property falls in a Nitrate Vulnerable Zone which limits the quantity and time of year fertiliser can be added to the land.

Sporting and Mineral Rights
The Sporting Rights are included in the sale so far as they are owned and the Mineral Rights are excluded from the sale.

SR
Est. 1871

Internal Drainage Board
We are aware that a small sum is paid annually to the Kyle & Upper Ouse IDB.

Viewing
By appointment from the Agents only. Please note that if you have downloaded these particulars from our website you must contact the office to register or you will not be included on further mailings regarding this sale. Please also register at www.stephenson.co.uk for regular updates.

Plans and Measurement
The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Local Authority
North Yorkshire Council, Northallerton, North Yorkshire DL7 8AD.

VAT
It is understood that 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 by Private Treaty. The Vendor reserves the right to conclude the sale by any means.

Guide Price
£100,000

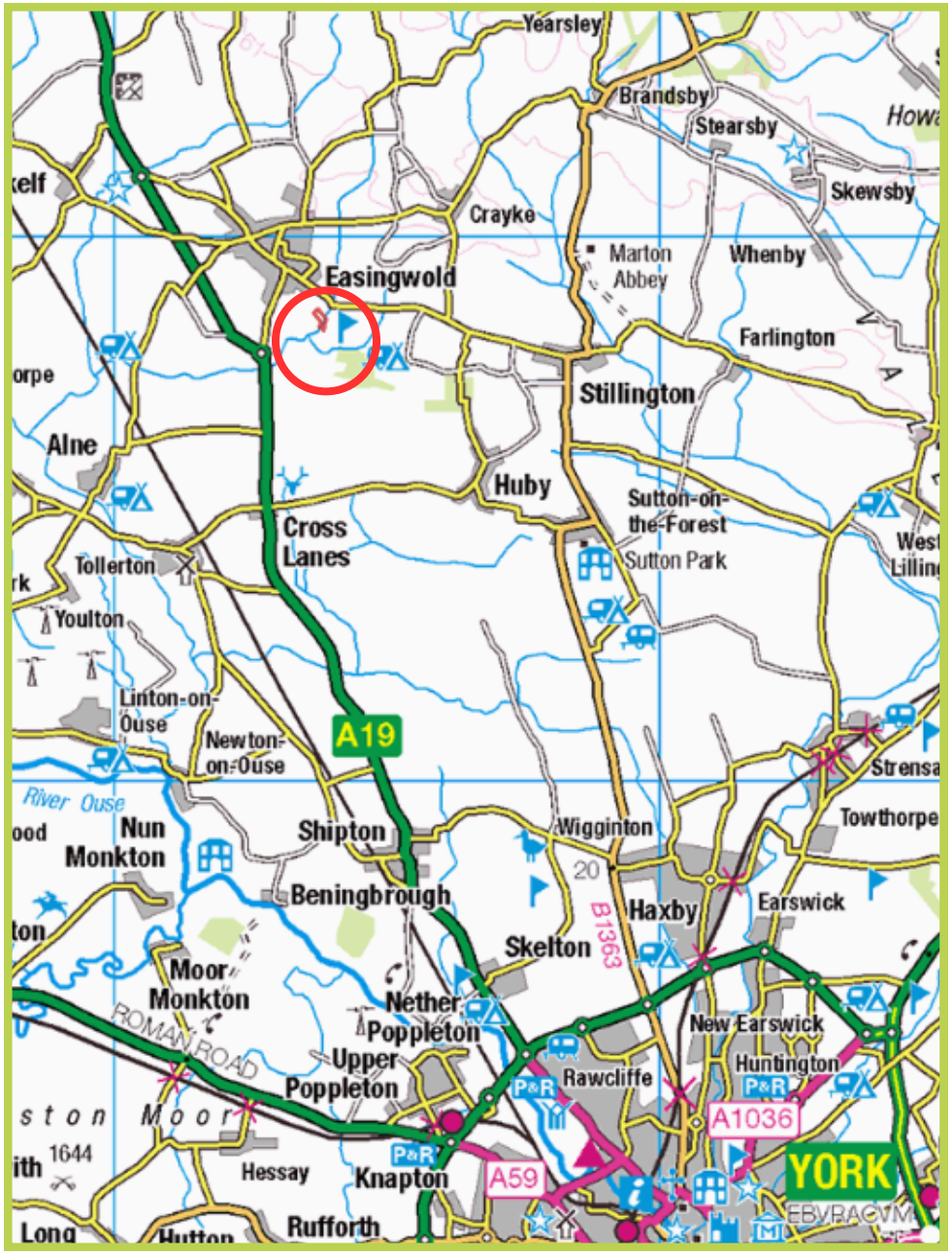
Anti-Money Laundering Regulations
The Agent must comply with Anti-Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary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

Vendor's Solicitor
Tozers Solicitors LLP
Broadwalk House
Southernhay West
Exeter
EX1 1UA
Tel. 01392 207020

Agent Contact
For further information please contact:

Johnny Cordingley MRICS FAAV
E: jc@stephenson.co.uk
T: 01904 489731

Amelia Thompson
E: amelia.thompson@stephenson.co.uk
T: 01904 489 731



SR
Est. 1871

Important Notice
The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (i i) no person in the employment of Stephensons R ural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



Produced on Land App, Nov 10, 2026.
© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

StephensonsRural

50 m
Scale 1:3000 (at A4)

N

SR Est.1871

York Auction Centre, Murton
York YO19 5GF
t: 01904 489731
e: enquiries@stephenson.co.uk
stephenson.co.uk

RICS Regulated by RICS

StephensonsRural