

GUNDALE FORESTRY & SPORTING

Pickering, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

GUNDALE FORESTRY & SPORTING

PICKERING, NORTH YORKSHIRE, YO18 8JQ

Pickering 2 miles, Kirkbymoorside 11 miles, Malton 13 miles
(distances approximate)

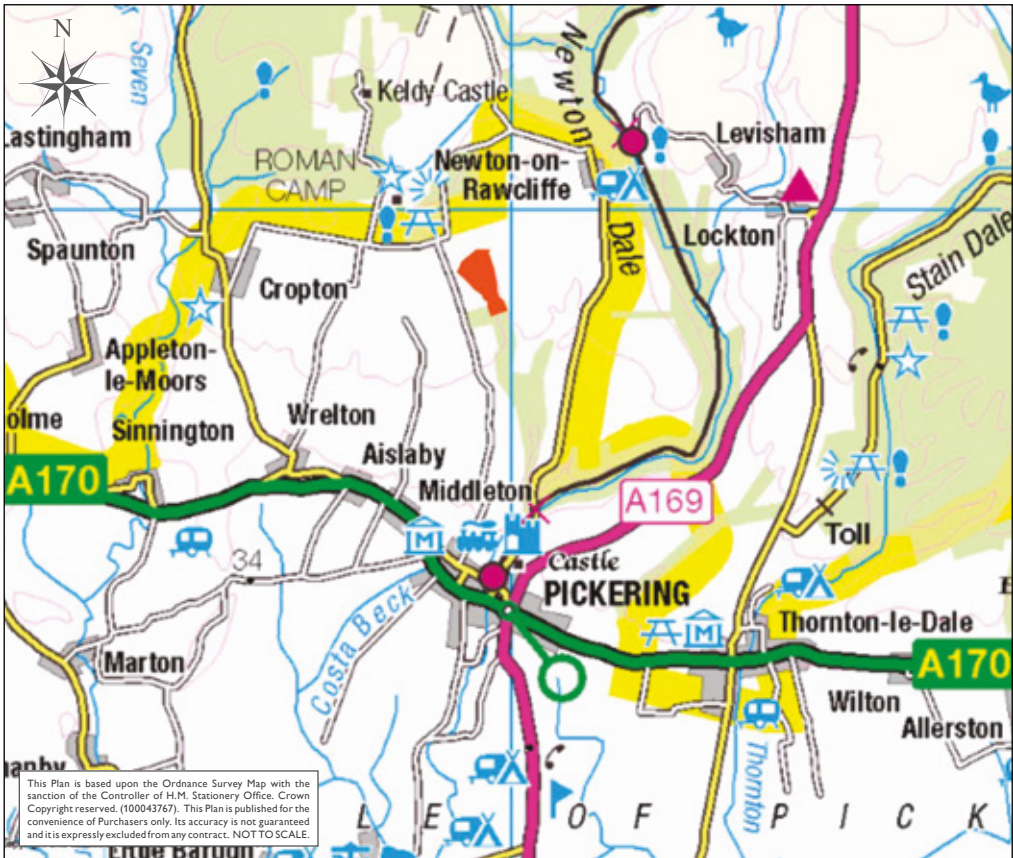
A COMPACT SHOOTING PROPERTY SET ACROSS APPROXIMATELY 70 ACRES OF STEEP WOODED VALLEYS WITH FIRST CLASS FACILITIES, LOCATED IN A UNIQUE AND SECLUDED POSITION OFFERING EXCEPTIONAL PRIVACY AND CHARACTER MAKING IT A TRUE ‘HIDDEN GEM’ FOR THE DISCERNING SPORTSMAN

- Outstanding topography offering five well-established drives with considerable scope to create additional drives, supported by existing infrastructure
- Complete machinery and equipment package available by separate negotiation
 - Significant timber, amenity and ecological value

About 69.12 acres (27.97 ha)
FOR SALE FREEHOLD AS A WHOLE



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Situation
Gundale is set in spectacular countryside within the renowned Yorkshire Wolds located south of the North York Moors National Park. The popular market town of Pickering lies approximately 2.5 miles south, providing a range of local shops and services, as well as an excellent selection of country pubs, accustomed to providing shoot lunches.

Access is taken from Bradley Road, leading through a gated entrance onto a privately owned track, over which the property benefits from a full and unrestricted right of way. This approach provides a completely discreet and secluded setting.

Description
The woodland at Gundale provides mature timber, high amenity, significant ecological assests and a first class sporting facility.

It includes a purpose-built welfare building with workshop, meeting rooms, 100m rifle range, and a comprehensive suite of ancillary machinery and equipment. These facilities combine seamlessly with the estate’s outstanding sporting topography and established amenity woodland, allowing a purchaser to enjoy the full breadth of its sporting and lifestyle potential.

The recently established working welfare building is positioned conveniently adjacent to the gated entrance. Constructed with a durable steel portal frame and clad with profiled steel sheet roofing and sides, the building offers a high-quality and practical facility for the management of the property.

Internally, the building is equipped with a kitchen, comfortable sitting area, and a log burner, providing a welcoming space for guests. The building is understood to be insulated and benefits from a hybrid power supply via a small solar PV array complemented by a petrol generator.

Adjoining the welfare building is a machinery store/workshop, together with lean-to extensions offering additional machinery storage, alongside two well-positioned feed silos.

All of these buildings are arranged around a fully drained hardcore yard. In addition, the property includes a restored lodge store, and a 100m rifle range.

Extending to approximately 69.12 acres, the land comprises steep sloping valleys of mature amenity woodland and scrubland, meticulously managed to provide first-class game shooting. A fully equipped pheasant pen, complete with integrated water, feed, and electric fencing, is strategically positioned on the northern boundary adjacent to the yard, ensuring seamless operation and convenience.

Shooting Potential

The shooting is presented over five dedicated drives, producing impressively presented birds. Remarkably, these drives occupy less than half of the total acreage, offering substantial scope to create additional drives, feed rides, or other bespoke enhancements, allowing the new owner to fully realise the sporting potential of this secluded and highly desirable sporting retreat.

Gundale operates alongside its woodland management programme as an exclusive, privately owned pheasant shoot, offering up to 10 days’ shooting each season with a typical bag of 40-50 birds per day and also simulated game days during the summer months. The natural contours of the landscape, combined with the woodland cover provide an excellent habitat for both roe and red deer, offering some challenging stalking opportunities.

Gundale is to be offered as a potential complete “lock, stock, and barrel” package, encompassing the freehold property, all machinery, and comprehensive game-rearing equipment (via separate negotiation). This presents a rare opportunity to acquire a turnkey sporting property, ready to enjoy from day one.

Machinery & Shoot Equipment

An excellent range of well-maintained and recently serviced machinery that supports the existing management of the shoot, including alpine tractor and flail mower, 4T digger, Honda quadbike with grain spinner and Kubota Mule, all of which are available by separate negotiation.



Full itinerary and condition reports are available upon request from the Selling Agent(s).

Designations

A proportion of the land is located within the Haugh and Gundale Slacks SSSI.

There are public rights of way over the land. Further details are available upon request from the Selling Agent(s).

Basic Payment Scheme

Any future delinked BPS payments will be retained by the Seller.

Countryside Stewardship / SFI Agreements

We are not aware of any Countryside Stewardship or High-Level Stewardship agreements.

Woodland Management Plan

A woodland management plan has recently been approved by

the forestry commission in May of 2026. The plan is designed to enhance the future maintenance and income generation potential of the existing woodland. Further details available from the Selling Agent(s).

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agent(s) so that they can be advised as to how the sale will be concluded.

Tenure

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Number: NYK504696.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.



Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Services

There are no public services connected to the land.

The welfare building is served by a 3.2 KW solar PV array and petrol generator. Wood burning stoves are located in both the welfare building and elevenses lodge/store.

Boundaries

The Seller will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by ‘T’ marks of the transfer plan.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

Directions

From Pickering, head northeast on Swainsea Lane for about 3 miles, before turning right onto Swainsea Drive. Proceed down the private single track for a further 0.2 miles. The gated entrance to Gundale is located on the righthand side.

Postcode: YO18 8QQ

what3words: ///decoded.tweed.recoup

Viewing and Health & Safety

By appointment through the Selling Agents by calling - T: 01748 829203.

Please take care when viewing the property particularly as this is a working game shoot and forestry enterprise. For your own personal safety, you should remain as vigilant as possible.

Conditions of Sale

Purchase Price - Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes - Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agent(s) whose decision acting as experts will be final.

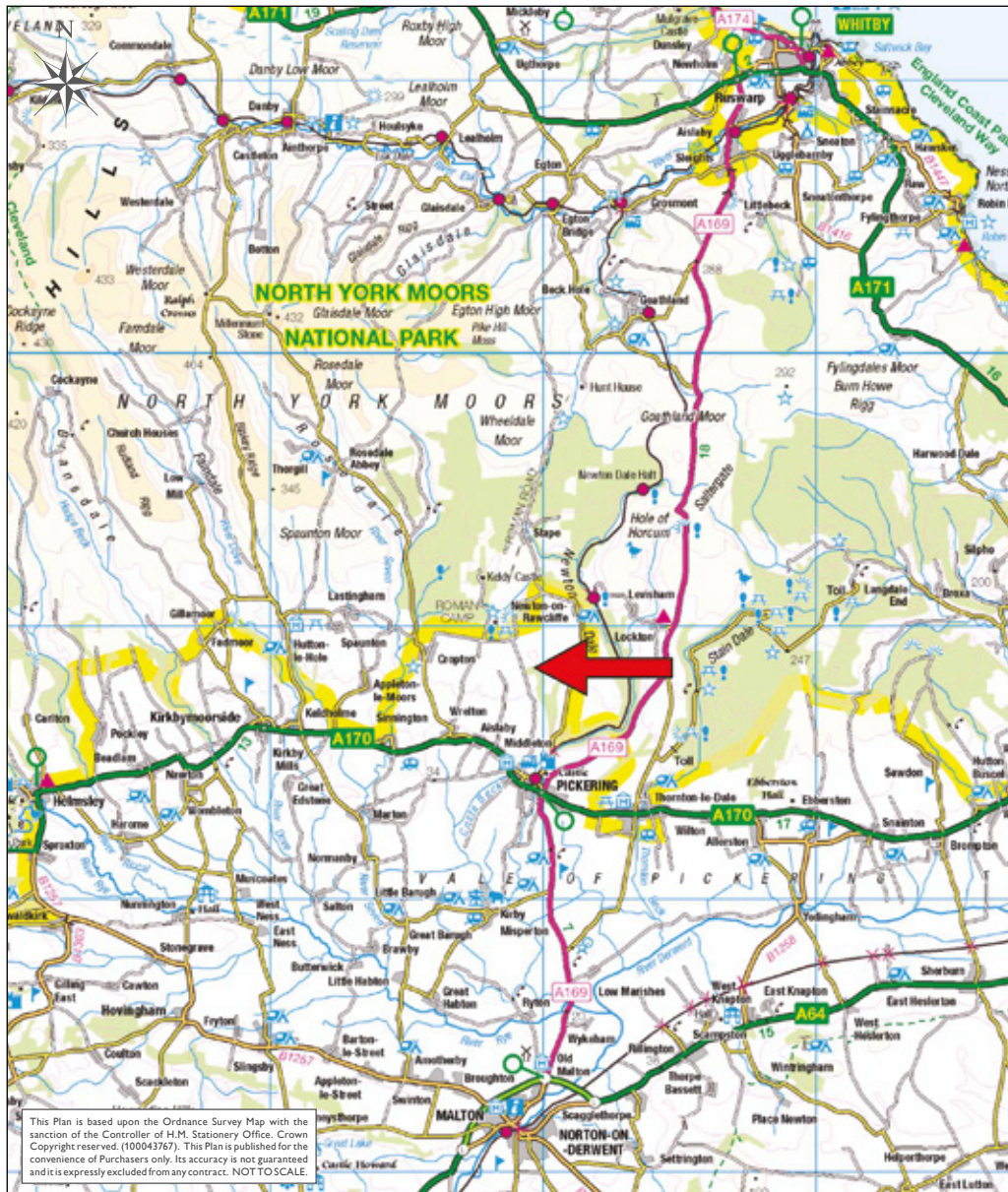
Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Anti-Money Laundering

Anti-Money Laundering - In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.





DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: July 2026. Photographs taken: September 2025.