



20.02 acres of land | Newton-On-Rawcliffe, Pickering

A rare opportunity to purchase a block of established grass and wood land, situated in this idyllic location of Newtondale, within the North York Moors National Park. The land in all extends to 20.02 acres (8.91 hectares) or thereabouts, and comprises established mixed broadleaf woodland which slopes down to the valley bottom and areas of grass and scrubland, towards Pickering Beck, which forms the eastern boundary. The land is all situated within part of the Newtondale Site of Special Interest (SSSI), with high natural capital, biodiversity and conservation features. Ideal for those with agricultural, woodland and wildlife interests.

FOR SALE BY INFORMAL TENDER WITH BEST AND FINAL OFFERS TO BE RECEIVED AT OUR MALTON OFFICE BY 4PM ON TUESDAY 24TH JUNE 2025

- 20.02 acres (8.91 hectares) established wood and grass land
- Forms part of Newtondale SSSI within the North York Moors National Park
- FOR SALE AS A WHOLE
- High natural capital and biodiversity features
- Ideal for those with agricultural, woodland and conservation interests
- Guide Price: £50,000



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LOCATION

The land is located to the south of Newton on Rawcliffe with access along an unmade section of East Brow Road. The land is situated within North York Moors National Park.

DESCRIPTION

This important block of wood and grass land extends to approximately 20.02 acres (8.10 hectares), situated in this highly attractive rural position within the North York Moors National Park. Pickering Beck runs along the eastern boundary of the whole of the land and the North York Moors Railway line is situated just beyond the boundaries to the land.

The land incorporates large sections of semi-natural broad-leaf woodland and valley bottom grassland. The land is steep-sided along the side of the valley, ranging from approximately 160m x 70m Above Ordnance Datum. The land is accessed along an unmade section of East Brow Road, with a woodland track leading to the base of the valley.

All the land is situated within the Newtondale Site of Special Scientific Interest (SSSI), with high natural capital, biodiversity and conservation features. Further details, relating to the SSSI designation are available from the selling agents or Natural England website.

LAND CLASSIFICATION AND SOIL TYPE

The land is classified as Grade III on the Agricultural Land Classification Maps, and the soil type is predominantly identified in the Dale Series characterised as slowly permeable seasonally waterlogged clayey, fine loamy over clayey and fine silty soils on soft rock, often stoneless.

SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

All the land is situated within and forms part of the Newtondale SSSI.

Further details available from <https://designatedsites.naturalengland.org.uk>.

SERVICES

None known.

WAYLEAVES AND EASEMENTS

We are unaware of any wayleaves or easements that cross the land.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are included within the sale so far as they are owned.

RIGHTS OF WAY

There is a public footpath which crosses the land, from north to south. The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.



VIEWING

By permit from the Agents only. The woodland track and access from East Brow Road is particularly steep in places and interested parties must take appropriate caution when viewing. All viewings are to be on foot only. Please note 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.boultoncooper.co.uk for regular email updates for this property and other available properties.

WHAT3WORDS

///strides.unhelpful.newsstand

METHOD OF SALE

For Sale by Informal Tender with Best and Final offers to be received at our Malton office by 4pm on Tuesday 24th June 2025.

TITLE NUMBER

NYK195590. A copy of the title plan is available from the selling agents.

TENURE

Freehold with vacant possession upon completion.

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.

AGENT CONTACT

Henry J Scott MRICS
07739 983806 / 01653 692151
henry.scott@boultoncooper.co.uk

VENDOR'S SOLICITOR

Hague & Dixon
12 Smiddy Hill, Pickering, YO18 7AN

PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.



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VIEWING

By permit with the Agents.

St Michaels House Market Place, Malton, YO17 7LR
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boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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 inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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