



**FREEHOLD FOR SALE BY PRIVATE TREATY**

184.42 Acres (74.63 Hectares)

## **PICKERING BECK WOOD**

Kingthorpe, Pickering, North Yorkshire

**Offers Around £750,000**

OS Grid Ref: SE833867 Lat/Long: 54.269114,-0.720354 Nearest Post Code: YO18 7NG  
what3words: bookshelf.sensibly.totals

### **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or John Clegg**

**Find more woodland properties for sale on our website**

## LOCATION

Situated within the North Yorks Moors National Park about 2 miles to the north of Pickering which is approximately 29 miles from York and 18 miles from Whitby. All distances are approximate.

## DESCRIPTION

The North Yorks Moors is a special place characterised by sweeping moorland, a crinkly coast, ancient woods and timeless villages. The National Park has extensive woodland cover comprising about a quarter of its 554 square miles. Pickering Beck Wood lies within this treasured landscape. Those who have travelled along the North Yorkshire Moors Railway heritage line will have travelled past this woodland as the line is adjacent to its western boundary.

The woodland is principally situated on the eastern side of the Pickering Beck Valley. It enjoys good vehicular access off the A169 on its eastern boundary at points A and B on the sale plan. The northern access (A) was formerly part of the A road until its realignment many years ago. This access is included in the sale. The owners of Keepers Cottage have a right of way over the track from the A169 to their house and buildings and around the perimeter of their property. These accesses link with a comprehensive system of internal woodland rides.

The substantial area of maturing larch crops demonstrate what is achievable within this woodland from a commercial perspective. Recent restocking has included Douglas fir and further variety could be included following the clear felling of the larch in the coming years.

A stocking schedule and plan produced as part of the 2014-2024 Management Plan is available from the selling agents on request.

The woodland contains ash where ash dieback disease is present. This disease is present in all counties of England and is likely to affect the majority of ash trees. In the short term this will offer woodland owners the opportunity for revenue from the early felling of these crops and the ability to influence the new direction of the woodland. Forestry Commission guidance in respect of alternative species for restocking include aspen, beech, birch, cherry, field maple, hornbeam, lime, oak, rowan, sweet chestnut and sycamore depending on the site. Non-native broadleaves and conifers will be considered for sites with few constraints.

Pickering Beck Wood includes a long stretch of the stream meandering close to the western boundary and the famous heritage railway line. The importance of the site is reflected in its designation as the Newtondale Site of Special Scientific Interest (SSSI). A copy of the designation can be obtained from the selling agents. Within this property most of the SSSI area is woodland, much of which is even aged ash. Natural England has stated it prefers to see a more diverse woodland structure with a range of species and ages. Natural Capital improvement works should be easily achievable in this area.

The majority of Pickering Beck Wood is classified as Plantation on an Ancient Woodland Site (PAWS) or, in the south western corner, Ancient Semi Natural Woodland (ASNW). These designations indicate there has been continuous tree cover since before 1600 AD.

The boundaries around Keepers Cottage principally follow the edge of the rides along the boundaries. These rides are included in the sale.

## SPORTING AND MINERAL RIGHTS

The shooting and fishing rights are owned by a third party and not included in the sale.

Mineral rights are understood to be owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## MANAGEMENT

Pickering Beck Wood was previously managed by the owner.

## V.A.T.

The sale of the woodland is not subject to VAT.

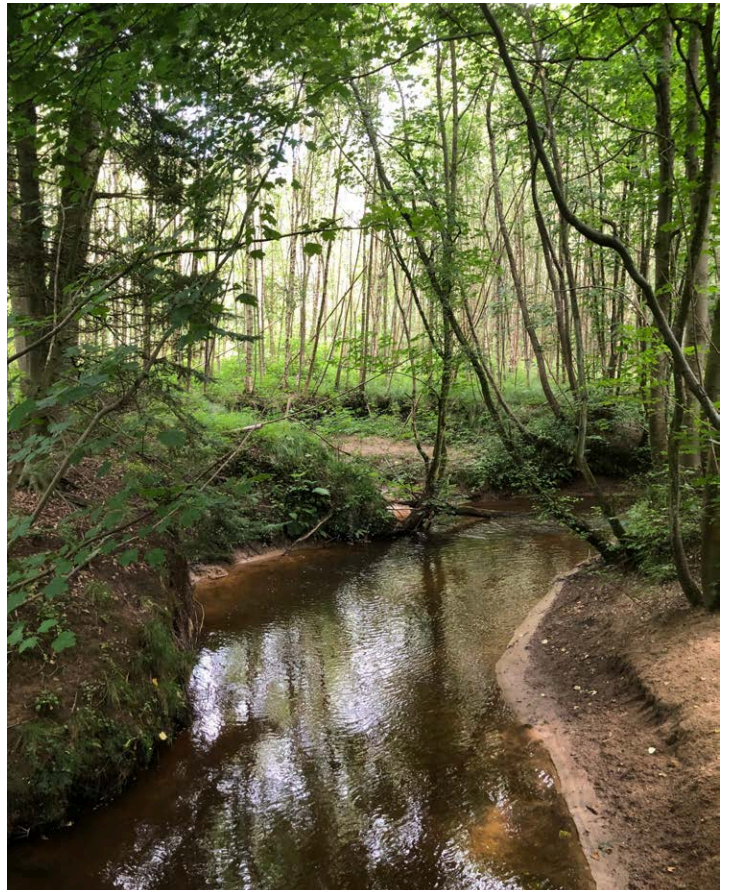
## SCHEDULED ANCIENT MONUMENT

A Scheduled Ancient Monument, Cross Dyke, runs along the northern boundary. Historic England will need to be consulted prior to any works taking place on the site.

## WAYLEAVES, RIGHTS AND EASEMENTS

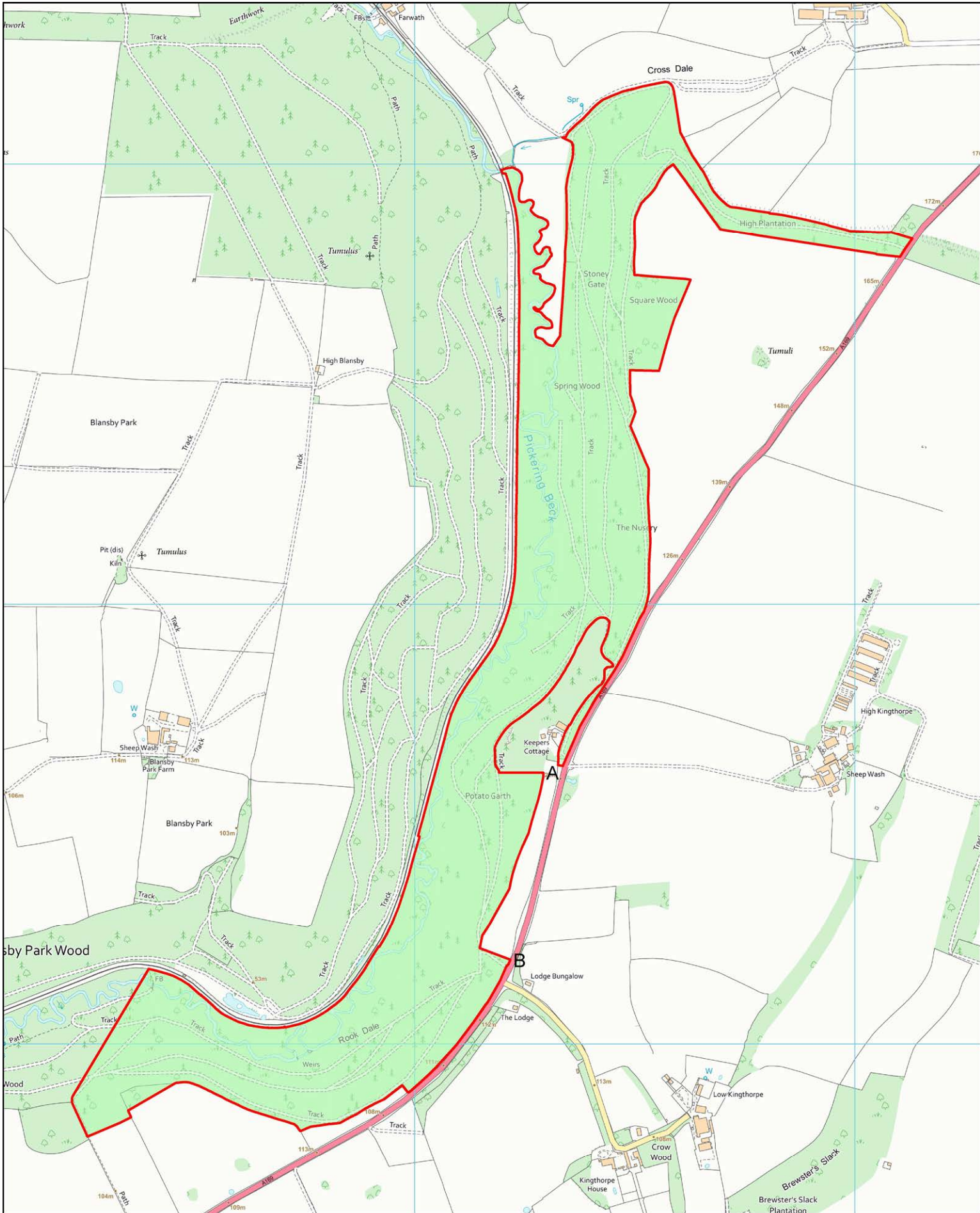
The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.



#### **IMPORTANT NOTICE**

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2024. Photographs August 2021.



## Pickering Beck Wood

Location SE 838 866  
 Scale 1:11,000 @ A4  
 Drawing No. V15448-06  
 Date 08.05.22



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500  
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## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the sporting reservations.

## VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

## METHOD OF SALE

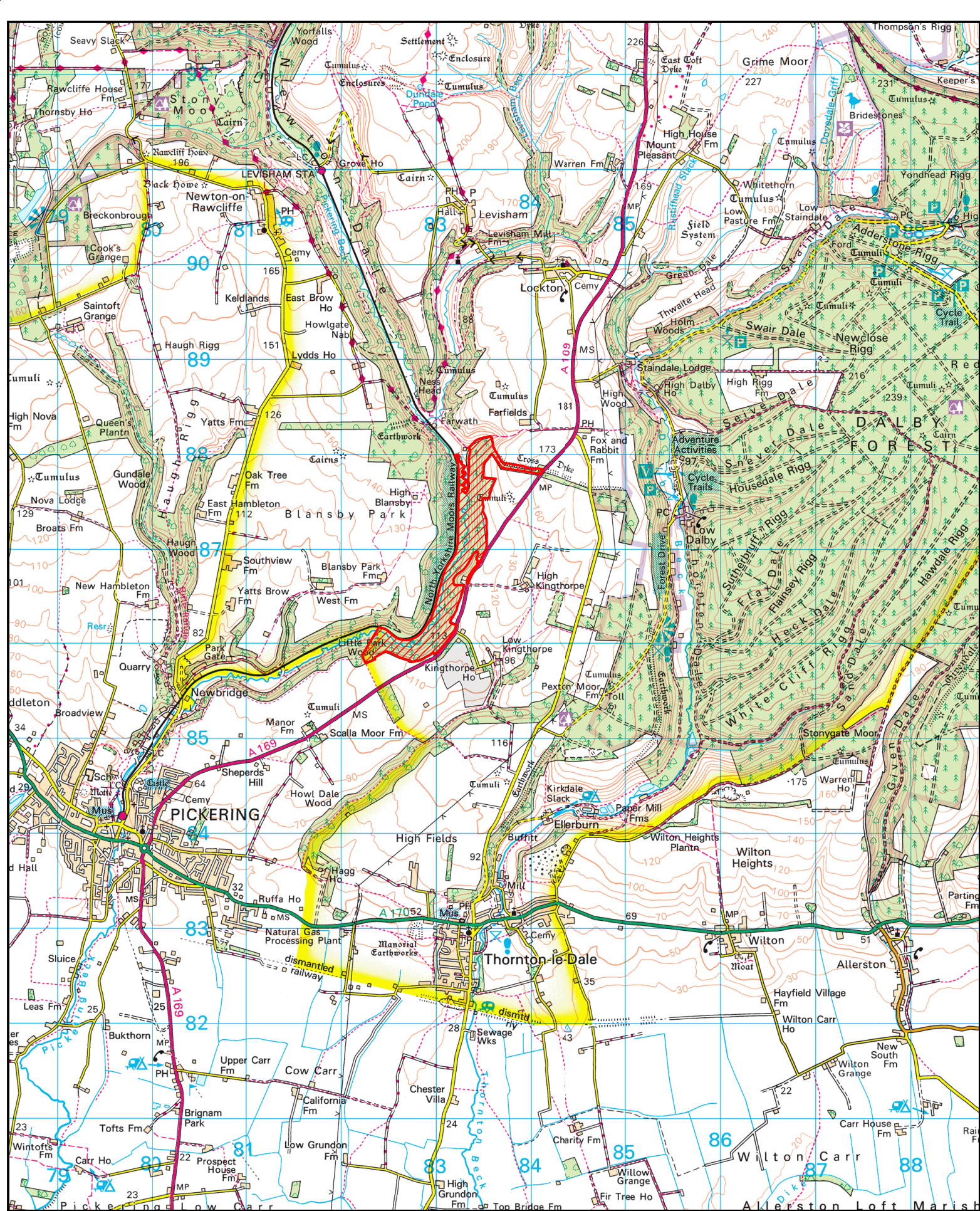
Pickering Beck Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)







# Pickering Beck Wood

Location SE 838 866  
 Scale 1:50,000 @ A4  
 Drawing No. V15448-07  
 Date 08.05.24



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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# PICKERING BECK WOOD

Kingthorpe, Pickering, North Yorkshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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