

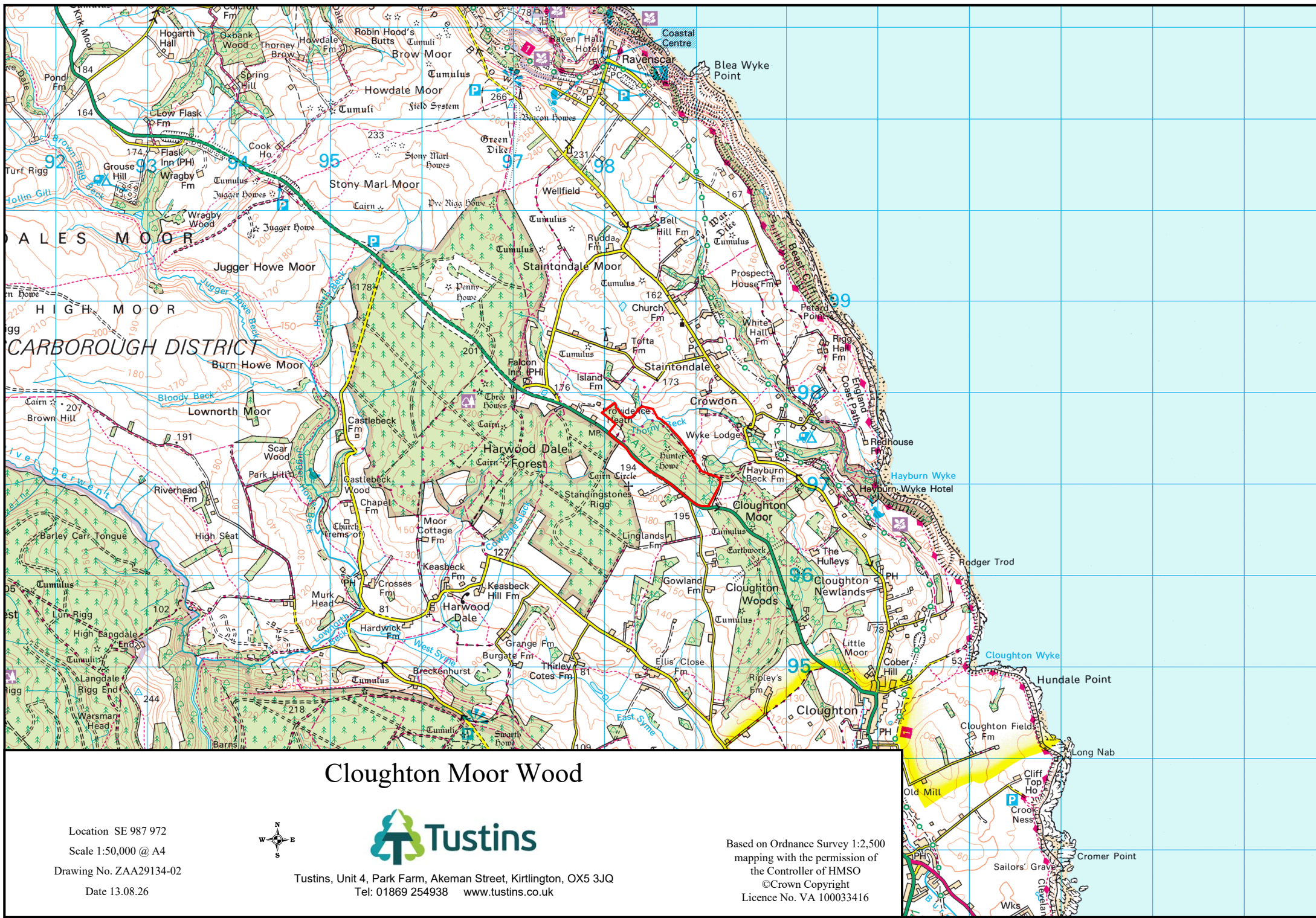
CLOUGHTON MOOR WOODS

Scarborough, North Yorkshire

Offers Around £900,000 are invited for this property

145.23 Acres (58.77 Hectares)

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Cloughton Moor Woods

145.23 Acres (58.77 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: SE986970 Lat/Long: 54.359520,-0.4834143 Nearest Post Code: YO13 0DX
what3words: fuses.observer.clubs

Offers Around £900,000 are invited for this property

A well presented mixed species commercial plantation with immediately available timber income.

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ

For further information contact Mike Tustin or Jack Clegg

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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 August 2026.

LOCATION

Cloughton Moor Woods is located approximately 7 miles north of Scarborough and 13 miles south of Whitby adjacent to the A171.
All distances are approximate.

DESCRIPTION

Cloughton Moor Woods is a well-presented commercial woodland with excellent access taken directly from the south western boundary via the A171. The woodland is believed to be part of a series of properties planted by the Forestry Commission under the ownership of the Duchy of Lancaster.

Originally established circa 1957 the primary crops comprised a mix of Japanese larch, Sitka spruce, Western hemlock and Scots, Corsican and Lodgepole pine. In addition, elements of native broadleaf species were interspersed comprising mainly beech, oak and birch.

These first rotation crops have offered up some good quality timber, and the management regime appears to have favoured frequent thinning operations over clearfell and restock operations until reasonably recently.

Two clearfell operations have been undertaken in recent years and the restocking has been completed to a high standard with a mix of commercial species including Sitka spruce and Scots pine with small broadleaf elements as required to meet the UK Forest Standard.

The two areas of new woodland creation located to the west and northwest of Cloughton Moor Woods appear to be establishing well and the commercial nature of the stocking mix clearly indicates a strong focus on productive forestry supported in this owner's stewardship.

Throughout the wood an excellent network of tracks provide access throughout complete with multiple stacking areas.

This is a well presented, well managed and attractive commercial proposition with good proximity to the market.

COVENANT

A restrictive clause in the title limits the use of the property to forestry, sporting or amenity purposes.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are retained by a previous owner.

FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

MANAGEMENT

Cloughton Moor Woods is managed by Tilhill Forestry. Their Mr Jack Wilson will be pleased to discuss future management with prospective purchasers. He can be contacted on 07787 270296.

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.

	1900	1940	1950	1960	1970	2023	2024	Total
SS/JL			6.51	18.21	3.55	4.56	1.56	34.39
SS/SP						3.13		3.13
DF/WH				2.61				2.61
SP/CP			5.35					5.35
MBL	1.38					3.37		4.75
MC/MBL	1.13	4.82		2.62				8.57
	2.51	4.82	11.86	23.44	3.55	11.06	1.56	58.8

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.

OVERAGE CLAUSE

The woodland is sold subject to a clawback on future non-woodland development. This will be effective for 40 years from 6th May 2004. Clawback will only be payable to the vendor or the vendor's representatives after planning permission for a non-woodland use has been granted and will be 50% of any increase in value created by that consent.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

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.

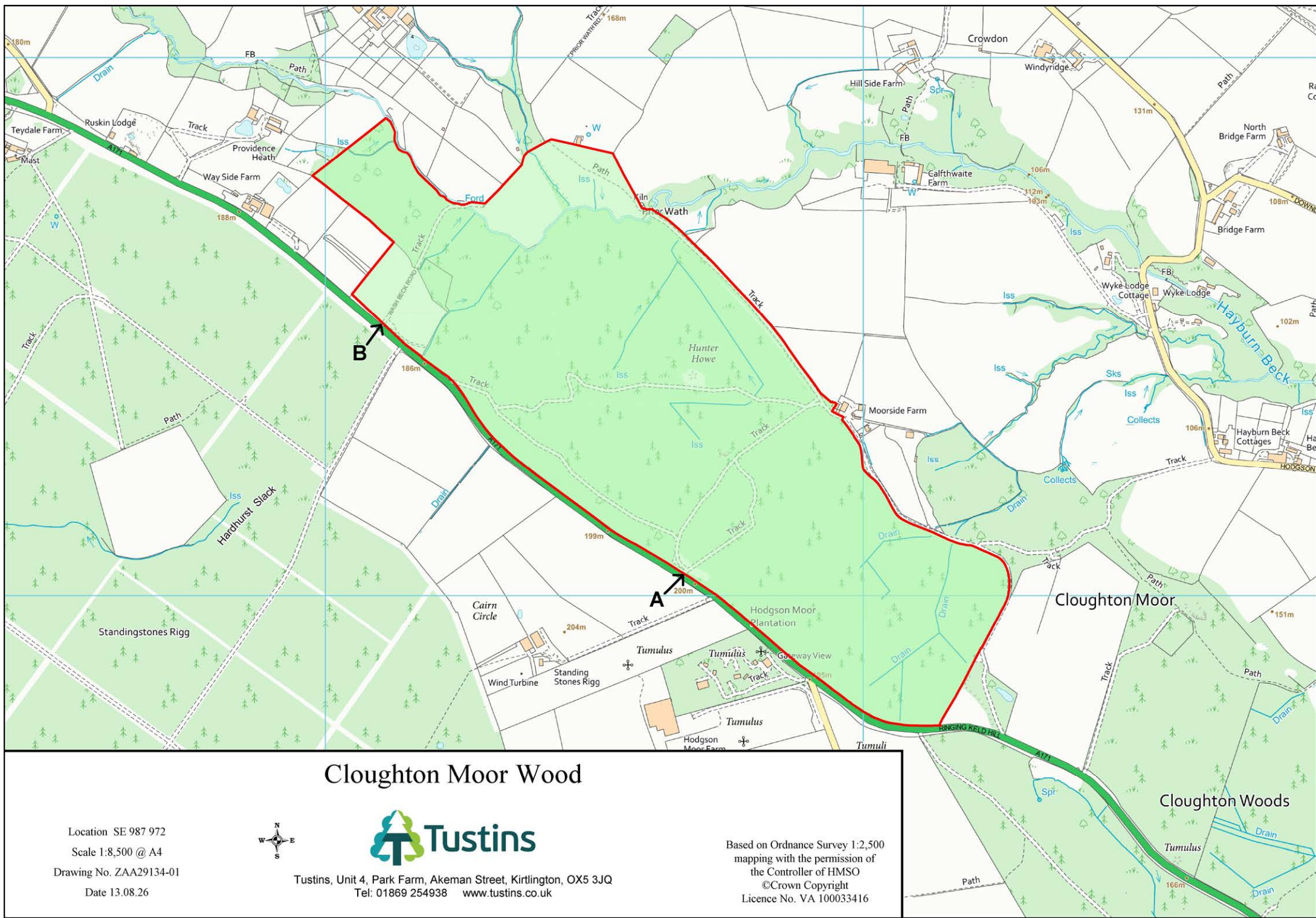
METHOD OF SALE

Cloughton Moor Woods is offered for sale as a whole 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk













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