



Land off Cawood Road

| Stillingfleet, York

Carter Jonas

Land off Cawood Road Stillingfleet York, YO19 6SG

**A desirable parcel of grassland
situated on the edge of the
village of Stillingfleet with good
road frontage.**

In all extending to 9.99 acres (4.04 hectares)

For sale by private treaty as a whole.

Carter Jonas



Location
The land off Cawood Road is situated on the south-western edge of the village of Stillingfleet.

The village of Stillingfleet is situated approximately 0.96 miles to the north of the market town of Selby and approximately 8 miles to the south of the city of York.

The A19 is situated approximately 2.5 miles to the east which connects with the M62.

Land
The land off Cawood Road comprises a unique opportunity to acquire a desirable parcel of grassland extending in all to 9.99 acres (4.04 hectares).

The land benefits from timber posts and stock wire fencing with high tensile electric wire providing stockproof boundaries suitable for both agricultural livestock and equestrian purposes.

The land which is split into two parcels also benefits from a hardstanding area providing a useful parking/circulating area.

The land is classed as being Grade 2 under the former MAFF Land Classification Series.

The underlying soil type is classed as being part of the Bishampton 1 soil series which is described as a deep fine loamy soil with slowly permeable subsoils associated with well drained fine and coarse loamy soil in an undulating landscape and suitable for cereals and short term grassland and stock rearing on grassland.

The land has a gentle north-westerly aspect rising from 10 metres above sea level to 15 metres above sea level.

Method of Sale

The property is offered for sale by private treaty as a whole. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The freehold of the Property is offered for sale with the benefit of vacant possession on completion.

Designations

The land is situated within a surface water Nitrate Vulnerable Zone (NVZ).

Services

The land benefits from a connection to a mains water supply.

Wayleaves Easements & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A public footpath follows the eastern boundary of the land connecting the public highway known as Cawood Road and Stillingfleet Village Green.

Health & Safety

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting, Mineral and Timber Rights

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

Local Authorities

North Yorkshire Council
www.northyorks.gov.uk

Viewings

Parties are permitted to view the land on foot and during reasonable daylight hours.

Directions

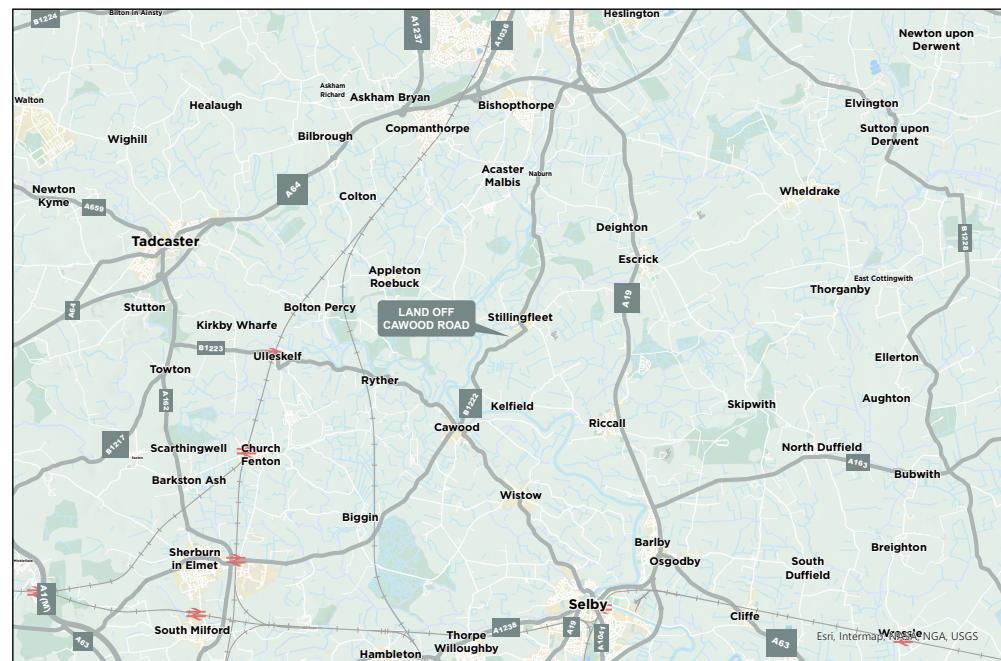
Leave the A19 signposted Stillingfleet, Cawood and Sherburn-in-Elmet. Continue along the B122 (Cawood Road) for approximately 2.5 miles and the land is situated on the right hand side marked with a Carter Jonas For Sale board.

/// what3words

/// speaks.delays.zebra

carterjonas.co.uk

Offices throughout the UK



Harrogate

07768 658217 | sam.Johnson@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

LAND OFF CAWOOD ROAD, STILLINGFLEET, YORK, YO19 6SG

For Sale by Informal Tender
TENDER FORM AND CONDITIONS OF SALE
Offers should be submitted to the Selling Agent no later than
12 NOON on FRIDAY 9TH JANUARY 2026
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

Your attention is drawn to the following Conditions of Sale:

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or any offer.
- 7) As per the Money Laundering Regulations, the Selling Agent is required to verify identity and proof of residence of the Purchaser. Accordingly, the successful purchaser will be required to attend the Harrogate office of Carter Jonas and provide a form of identification and proof of address. Further details are available on request.
- 8) Offers made by email should be submitted under the subject heading "**LAND OFF CAWOOD ROAD, STILLINGFLEET**" or written in the top left hand corner of the envelope if posted.
- 9) The Sale Particulars can be accessed using the following link: [HGT25001166.pdf](https://www.hgt25001166.pdf)

Offers should be completed and submitted on the form attached overleaf.

LAND OFF CAWOOD ROAD,
STILLINGFLEET,
YORK,
YO19 6SG

Carter Jonas

Subject to Contract
TENDER FORM

To be returned to Selling Agent's Harrogate Office
12 NOON on FRIDAY 9TH JANUARY 2026

Carter Jonas LLP
Regent House, 13-15 Albert Street
Harrogate
North Yorkshire
HG1 1JX

sam.johnson@carterjonas.co.uk

Tel: 07768 658217

Name

Address

.....

Email

Telephone

Offer

Description	Guide Price	Offer
A desirable parcel of grassland situated on the edge of the village of Stillingfleet with good road frontage; in all extending to approximately 9.99 acres (4.04 hectares)	£100,000	£.....

If the purchase is subject to any conditions such as survey, planning or timescale please give full details below.

My / Our offer is:
(delete as applicable)

a Cash purchase

Subject to Finance

Subject to the sale of other property

Financial Reference (if applicable):

Name
.....

Address
.....

Telephone
.....

Solicitor

Name
.....

Address
.....

Telephone
.....

Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.

Signed Dated

Print name

TO BE RETURNED TO CARTER JONAS
ON OR BEFORE 12 NOON on FRIDAY 9TH JANUARY 2026

Carter Jonas

REGENT HOUSE
13-15 ALBERT STREET,
HARROGATE,
HG1 1JX

Sam Johnson
sam.johnson@carterjonas.co.uk
07768 658217