

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

**GRASS LAND FOR SALE AT THE HERMITAGE,
UGTHORPE, WHITBY, NORTH YORKSHIRE**

EXTENDING TO APPROXIMATELY 7.7 ACRES (3.13 HECTARES)



**TWO FIELDS OF GRASS FOR SALE
WITH ACCESS DIRECTLY FROM
THE COUNCIL ROAD, OVER COMMON GROUND**

FOR SALE BY PRIVATE TREATY NEGOTIATION

GUIDE PRICE £70,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

Location

The land is situated adjacent to The Hermitage, it lies just south east of Ugthorpe village, a very short distance from the A171 road. The road leading past the Hermitage is fully council maintained and the field gate is accessed via a short distance over Common ground, for which there is a formal easement in place.

Description

The land comprises of two fields of grass which extends in total to approximately 7.7 acres (3.13ha). Both fields are regularly shaped, level or gently sloping, which is bounded by post and wire fences (which appears to be in good stock proof condition). The gateway to the field lies across a small patch of Common ground from the council maintained road. This field has been utilized by the vendor for normal grazing and crop growing purposes, for many years.



Water

There is a separately metered mains water supply which feeds directly to a trough in the first field, just through the gate way.

Moor Grazing

There is a gate on the southern boundary which gives access to an area of enclosed common moorland adjoining the A171 road.

Subsidy Status and Agri-Environment Schemes

There are no subsidy entitlements or agri-environment schemes currently in place on this land.

Tenure and Completion

The land is to be sold freehold with vacant possession on completion.

Wayleaves, Easements and Rights of Way

The land is offered for sale subject to and with the benefit of, all wayleaves, easements, rights of way etc. whether mentioned in these particulars or otherwise.

Boundary Fences, Walls & Hedges

The vendors will only sell such interest that they may have in the boundary walls, fences and hedges as shown on their title deeds.

Viewing

Viewing may be made at any reasonable time carrying a copy of these sales particulars.

Directions

Travelling from Whitby to Guisborough on the A171, turn right at the signpost 'The Hermitage' approximately 8 miles from Whitby. The field is several hundred meters down this road on the right hand side, as marked by the Richardson and Smith 'For Sale' board.

Method of Sale

The land is to be sold by private treaty negotiation. The Vendor and their Agents reserve the right to conclude negotiations by any method they deem reasonable.





IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

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