

RICHARDSON & SMITH

Chartered Surveyors

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Auctioneers

Valuers

AMENITY GRASSLAND TOGETHER WITH STABLING FOR SALE AT STAINTONDALE, SCARBOROUGH, NORTH YORKSHIRE

**EXTENDING TO APPROXIMATELY 5.48 ACRES
(2.21 HECTARES)**



**A SINGLE FIELD OF AMENITY GRASSLAND AT
STAINTONDALE, SCARBOROUGH WITH ACCESS FROM THE
COUNCIL ROAD.**

**FOR SALE BY INFORMAL TENDER
AS A SINGLE LOT CLOSING AT 12NOON
ON FRIDAY 16TH August 2024**

GUIDE PRICE: £45,000 - £65,000

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Location

Travelling south westward on Brown Rigg Road, this road turns sharp left into Prior Wath Road. At this corner is a grass track leading to the right which leads to the field gate.

The field overlooks the Scarborough to Whitby A171 to the south east and has views of the sea.



Description

A single field of permanent pasture extending to approximately 5.48 acres (2.21 hectares) which is gently sloping to the south. The field provides sheltered grazing and is bounded on all sides by sound dry stone walls.

The Stable Buildings

There are 4 sectional wooden stable boxes together with a tack / feed store, approximately 17.3m x 9.75m, which are all constructed on concrete bases. These buildings form 3 sides of a square with the central portion being a pole supported roofed in shelter. All of the above buildings are situated on the fields southern most boundary.

Water

A very reliable spring fed water supply feeds through to a trough close to the buildings. This spring is understood to rise on the adjoining land.

Sporting Rights

Sporting rights are included and will pass on completion.

Mineral Rights

Mineral rights are excluded from the sale having been reserved out on a previous conveyance.

Subsidy Status & Agri Environment Scheme

None of this land has been claimed for any subsidy entitlements nor is it registered for any other Agri-Environment Schemes.



Current Usage

In the recent past the land has been cut and grazed for normal agricultural operations. Prior to that it was utilised for horse grazing.

Tenure and Completion

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. A public footpath follows the access track and then bisects the field.

Boundary Fences / Walls

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.

Right of Way / Access Track

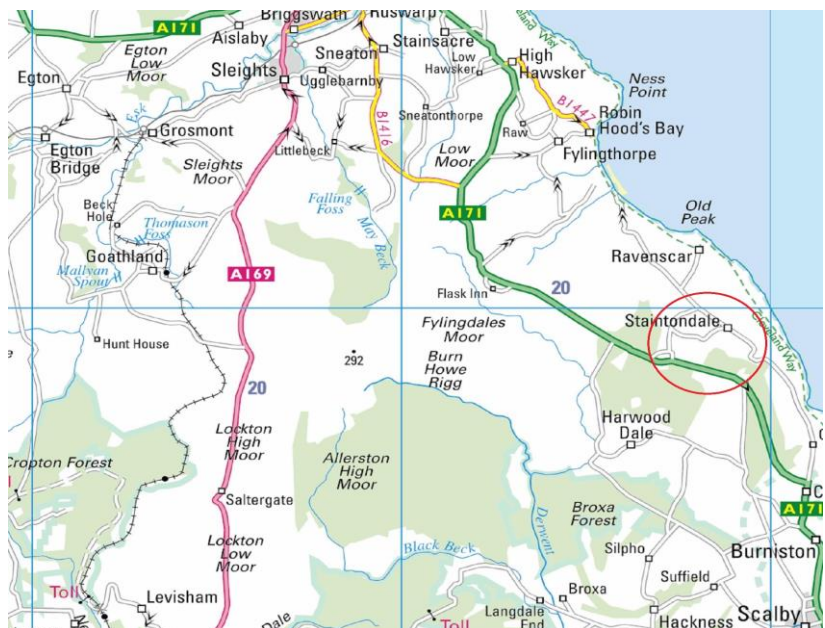
The registered title deeds show that this land has the benefit of a right of way over the grass access track leading from the council road.

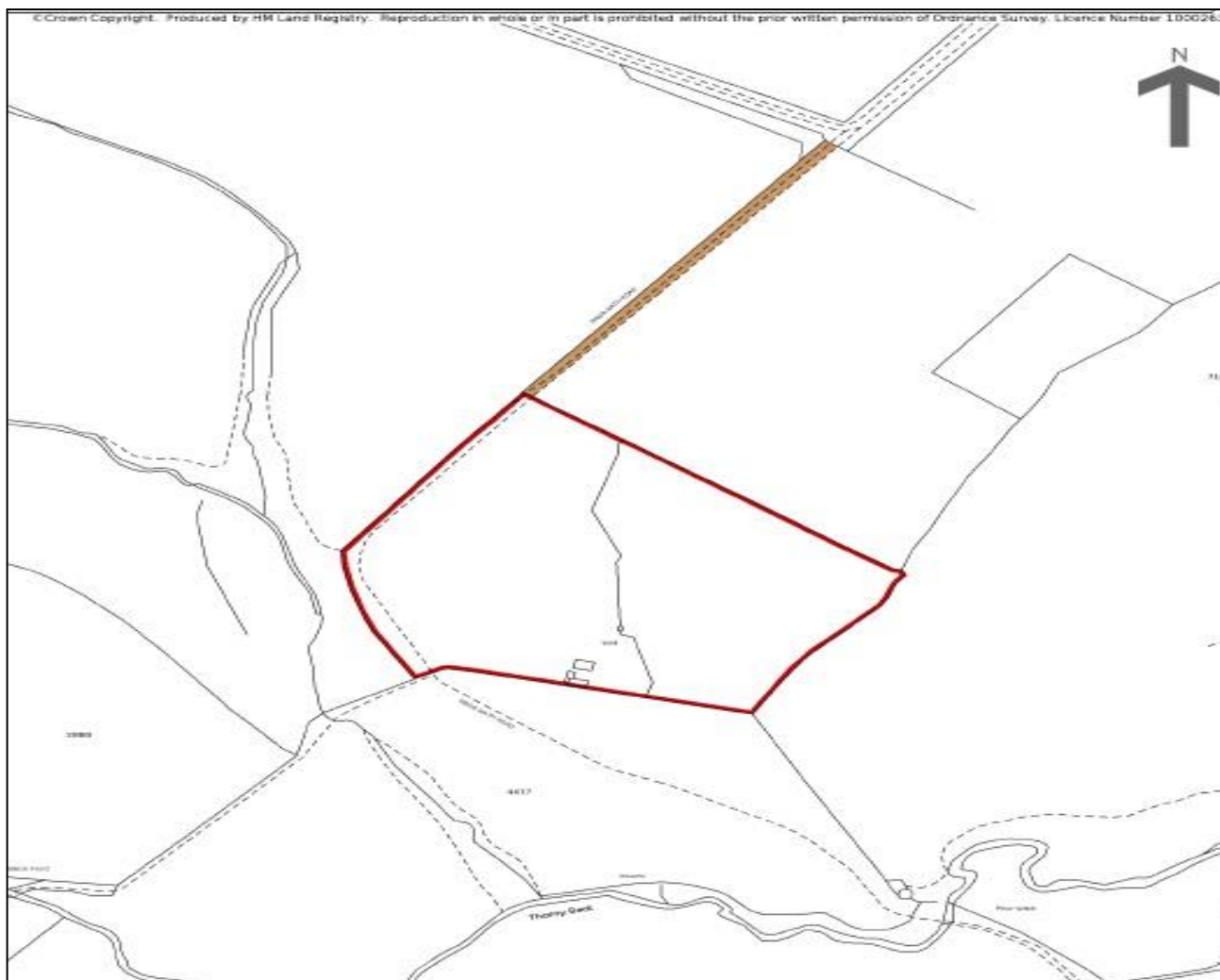
Directions

Travelling from Whitby to Scarborough on the A171, turn left at The Falcon Inn and follow the signs towards Ravenscar. Take the first turning on the right which is Brown Rigg Road and follow this road for approximately $\frac{3}{4}$ of a mile. A Richardson and Smith 'For Sale' board will be posted at the corner of the access track.

Method of Sale

The land is to be sold by informal tender, with all offers closing at 12 noon on Friday 16th August 2024. Offers should be completed on the enclosed tender form and returned to the agents offices at 8 Victoria Square, Whitby, North Yorkshire. YO21 1EA in an envelope clearly marked 'Land at Staintondale' or can be emailed to email@richardsonandsmith.co.uk





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.