

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

GRASSLAND AND AMENITY WOODLAND FOR SALE AT HELWATH PLANTATION, HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE.

EXTENDING TO APPROXIMATLY 109 ACRES (44.11HECTARES)



**A RING FENCED PARCEL OF GRASSLAND WITH WONDERFUL
AMENITY, SPORTING AND ENVIRONMENTAL ATTRACTIONS WITH
ACCESS DIRECTLY FROM COUNCIL ROADS.**

FOR SALE BY PRIVATE TREATY NEGOTIATION

GUIDE PRICE £450,000 - £500,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

Location

The land is situated at Helwath Plantation at the north end of Harwood Dale. It lies almost equidistance between Whitby and Scarborough and is very accessible either directly off the A171 or from the Harwood Dale Road.

Description

A rare opportunity to purchase a sizeable block of 109 acres all within a ring fence. The land immediately off the A171 is gently sloping grazing land which is high lying next to the moor. The land immediately below the forestry plantations is self-seeded rush pasture. The middle section is very attractive amenity land with streams, waterfalls and bank side woodland which is subject to SSSI status and the western fields are open permanent pasture which have been regularly grazed and cut.

The land is all bounded by post and wire fences with many of the boundary fences having been renewed in the recent past. Most of the internal field divisions, although on the whole being sheep proof, do need attention in places.

All of the land is classified as 'slowly permeable wet very acid upland soils with a peaty surface' on the Rivington Soil Series and lies up to 171m above sea level.

Water

Water is supplied by the various streams and open gutters which bisect this land.

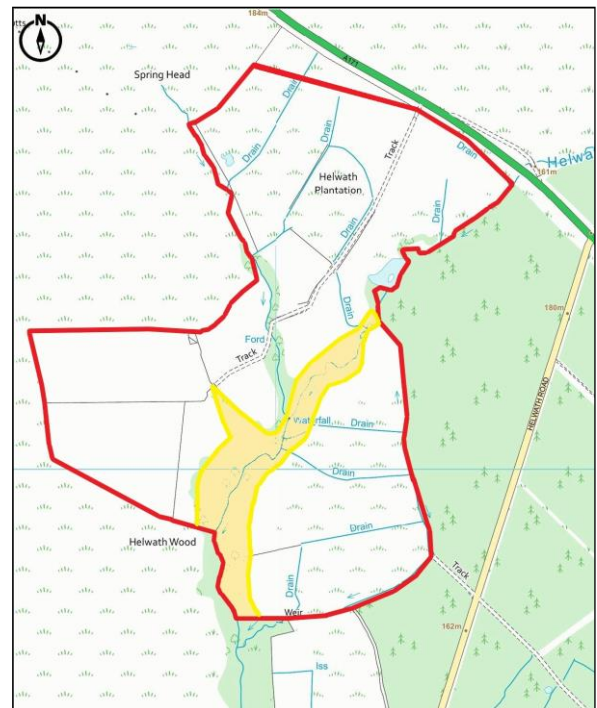
Subsidy Status and Agri-Environment Schemes

All of this land claimed the BPS subsidies, but as this scheme is now in its Transition Phase, these Entitlements will be retained and claimed by the vendor.

None of this land is currently entered into any other Agri-Environment scheme but there is no reason why a successful application should not now be made. It is considered that the land is immediately suitable for a variety of environmental schemes including Woodland Creation, Carbon Capture or Countryside Stewardship.

SSSI

Part of this land, as highlighted yellow on the enclosed map, is designated a Site of Special Scientific Interest under Ref No 1003203 - Castlebeck and Scar woods.



Recent Farming Policy

All of the land has been utilized for sheep grazing for many years with the 2 most western lying fields also having been cut for Silage/Hay.

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

Sporting Rights

Sporting rights are in hand and will pass on completion. In recent years they have been let out to a local small syndicate under a Gentleman's Agreement which confers no security of tenure. This syndicate developed and established the large and attractive flight pond situated on the eastern boundary next to the woodland plantation fence line. This pond attracts a variety of birds and wildlife in season although has never been stocked with fish. The overflow from the pond feeds directly into the Helwath Beck.



Mineral Rights

Mineral rights are specifically excluded from the sale and will not pass on completion.

Moor Sheep Rights

Total 164 on the adjoining Fylingdales Moor (CL76) and will pass on completion.

Wayleaves, Easements and Rights of way

The land is offered for sale subject to and with the benefit of all Wayleaves, Easements and Rights of way whether mentioned in these particulars or otherwise. The land is bisected by various public footpaths.

Boundary Fences, Walls & Hedges

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

Tenure and Completion

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

Viewing

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

Directions

Traveling from Whitby to Scarborough on the A171 road, pass The Flask Service station on your right hand side. The land being sold lies approximately 2 miles further on the right as marked by the Richardson and Smith for sale board.

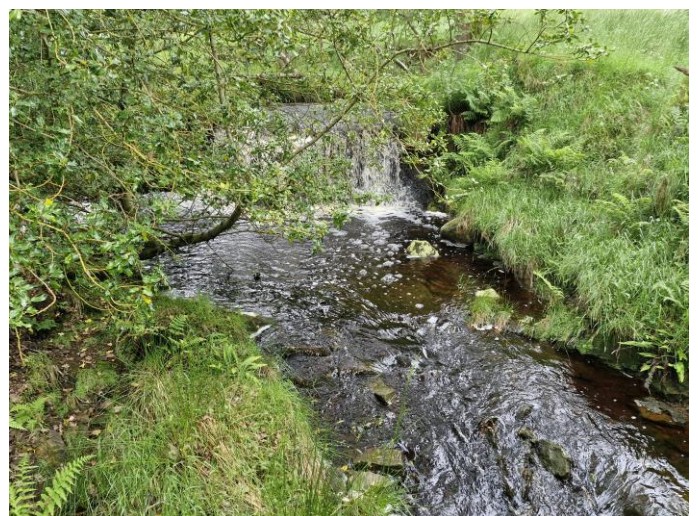
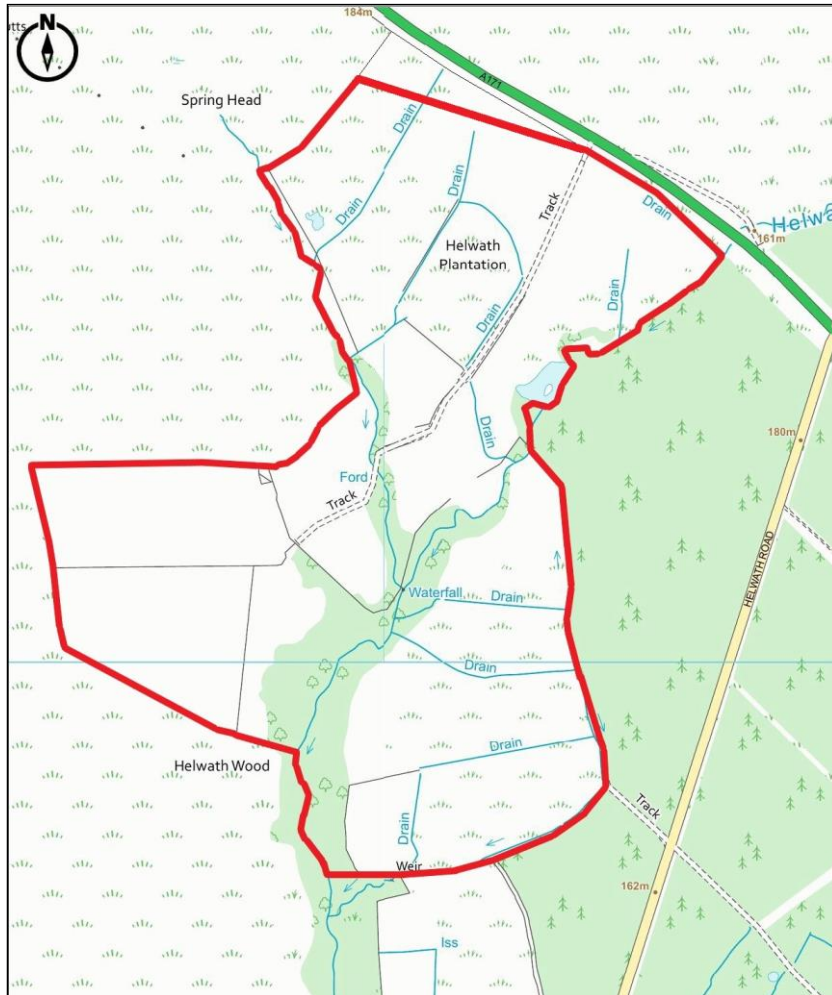
Access can also be taken from the Harwood Dale road through the small car park on the right hand side which lies approximately ¼ of a mile from the A171 junction.

What 3 Words: irrigate.puzzles.warnings

Method of Sale

For sale by private treaty negotiation, with vacant possession being granted on completion.

Boundary Plan





View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594

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.



View all of our residential properties for sale on the internet website: www.rightmove.co.uk



Call us for a free appraisal of your property if you are considering selling



Tel: (01947) 602298

Fax: (01947) 820594