

RICHARDSON & SMITH

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Valuers

AMENITY GRASSLAND FOR SALE AT LOW DALES, HACKNESS, SCARBOROUGH, NORTH YORKSHIRE

EXTENDING TO APPROXIMATELY 20.48 ACRES
(8.29 HECTARES)



**A RING FENCED PARCEL OF AMENITY GRASSLAND AT LOW
DALES, HACKNESS, SCARBOROUGH WITH ACCESS
DIRECTLY FROM THE COUNCIL ROAD.**

**FOR SALE BY INFORMAL TENDER
AS A SINGLE LOT CLOSING AT 12NOON
ON FRIDAY 8th November 2024**

GUIDE PRICE: £120,000 - £150,000

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

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Location

The land is situated at Low Dales, Hackness approx. a quarter of a mile from Hackness Primary School and Hackness Hall. The land lies approx. 3 miles in land from the northern outskirts of Scarborough.

Description

A ring fenced parcel of permanent pasture extending to approx. 20.48 acres (8.29 hectares). It is approached directly over the ford from the council lane up a short incline which doubles as a livestock handling pen. The land adjoining the road is level, grazeable or mowable with the remainder more sloping towards the tree line. It is divided into various fields and is bounded by a combination of mature hedges, together with post and wire fences which need attention in places. Much of the more steeply sloping land is covered with gorse bushes.

Of the total of 20.48 acres, there is a single field of 2.12 acres which is separated from the remainder via the reliable stream. This paddock also enjoys a separate access back onto the road.

Water

The land is watered via the stream which bisects all of the fields.

Sporting Rights

Sporting rights are specifically excluded from the sale having been reserved out in a previous conveyance.

Mineral Rights

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

Subsidy Status & Agri Environment Scheme

All of this land was registered and has been regularly claimed under the BPS Scheme. However, this scheme is now in its transition phase and the Vendor will retain the run-off entitlements payments.

Similarly all of this land is entered into a basic Countryside Stewardship Scheme based on low inputs of fertilizer. The Vendor is prepared to transfer this Scheme to the purchaser if so desired.

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Recent Farm Policy

This land has been used for many years for normal cattle and sheep 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.

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.

Directions

From Hackness Primary School on the sharp left hand corner, turn right signposted Low Dales and as marked by the Richardson & Smith For Sale Board. Travel along this council maintained road for a further quarter of a mile and the land is on the right hand side again as marked with a For Sale board.

Method of Sale

The land is to be sold by informal tender, with all offers closing at 12 noon on Friday 8th November 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 Low Dales' or can be emailed to email@richardsonandsmith.co.uk

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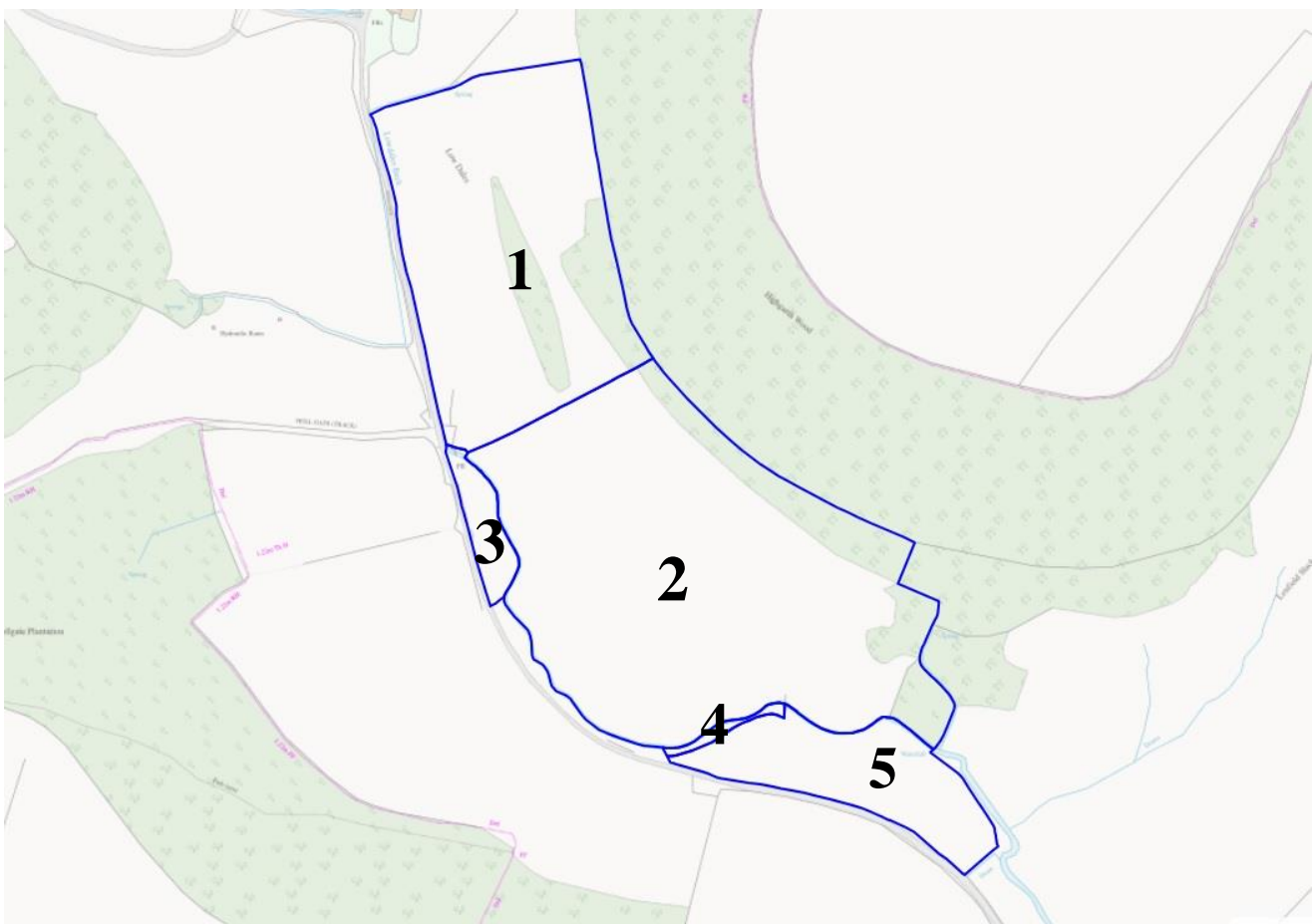
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Field Numbers and Acerages

	Field Number	Ha	Acres
1	SE95914744	2.74	6.77
2	SE95916225	4.46	11.04
3	SE95914527	0.19	0.469
4	SE95916015	0.04	0.098
5	SE95916812	0.86	2.12



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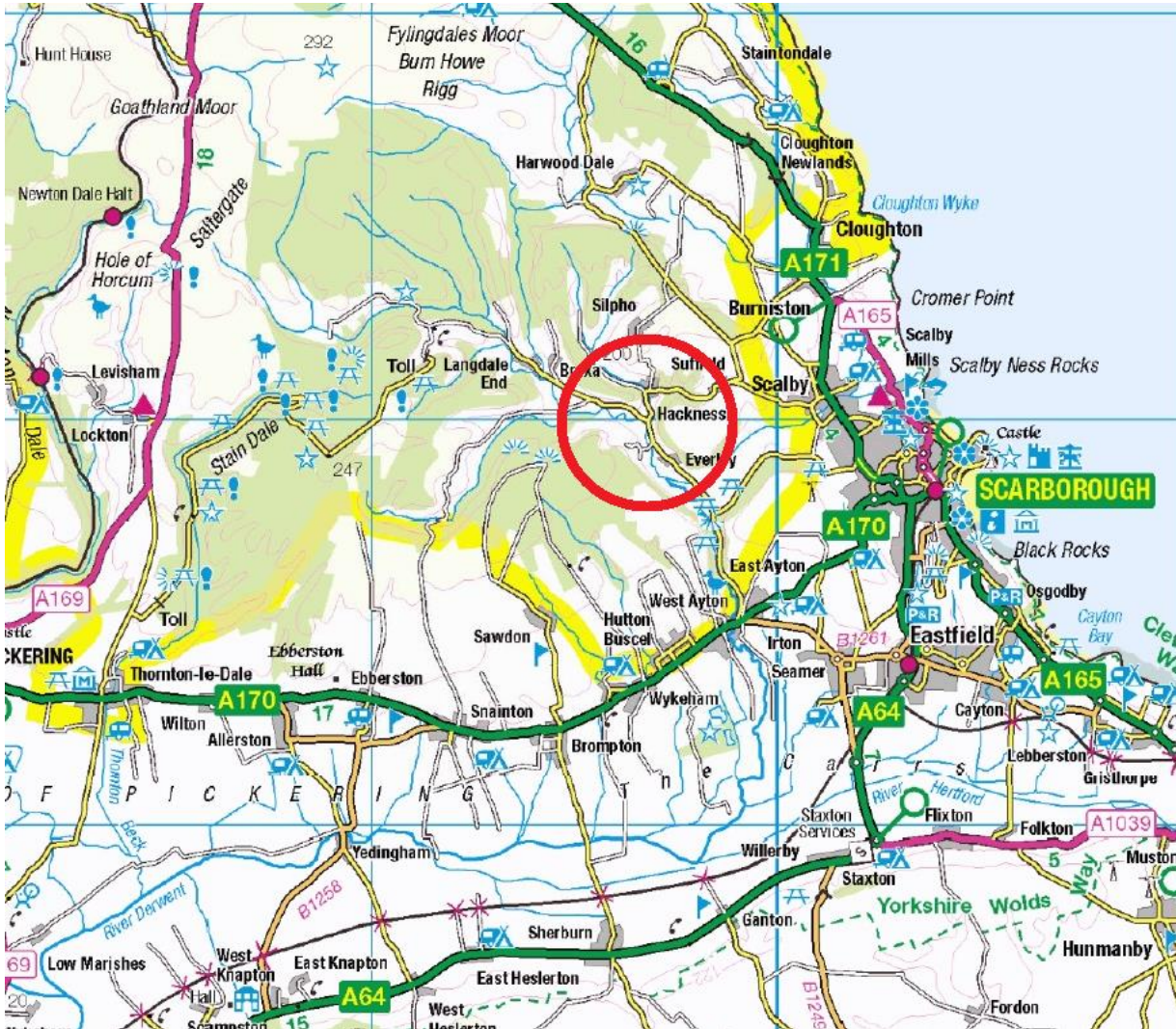
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Location Plan

What 3 words reference:

Road end- social.cups.croaking

Land itself- spouse.windows.earlobe



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



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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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