



68.3 ACRES

IRTON / SEAMER, SCARBOROUGH, NORTH YORKSHIRE, YO12 4RQ

RICHARDSON & SMITH
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Cundalls



68.3 ACRES

IRTON / SEAMER

SCARBOROUGH

NORTH YORKSHIRE

Scarborough 4 miles, Pickering 15 miles, York 35 miles (All Distances Approximate)

EDGE OF VILLAGE LAND PROVIDING HORSE GRAZING INCOME AND LONG TERM OPPORTUNITY

A parcel of improved grassland situated in a pleasant position on the edge of Irtton and Seamer village near Scarborough

The land provides grazing and mowing land for agricultural uses and grazing land as pony paddocks and has the potential to generate strong additional income streams.

The land also includes wetland/pond areas with woodland and offers conservation and bio-diversity opportunities.

The current owners have consent for a 5 van caravan/shepherds hut business

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN FOUR LOTS:

- *LOT 1: 19.9 acres of good quality grassland used for pony paddocks. Guide Price: £200,000 to £250,000*
- *LOT 2: 17.9 acres grass paddocks used for pony paddocks. Guide Price: £180,000 to £225,000*
- *LOT 3: 3.2 acres of amenity woodland and ponds. Guide Price: £25,000 to £40,000*
- *LOT 4: 27.3 acres edge of village grassland with possible potential and lower lying amenity land. Guide price: £275,000 to £325,000*

RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

8 Victoria Square
Whitby
North Yorkshire
YO21 1EA

Tel: 01947 602298

Email: email@richardsonandsmith.co.uk

Cundalls

15 Market Place
Malton
North Yorkshire
YO17 7LP

Tel: 01653 697820

Email: tom.watson@cundalls.co.uk

DESCRIPTION / BACKGROUND

The property comprises 68.3 acres of edge of village grassland located immediately adjoining housing within the well serviced suburban villages of Seamer and Irton near Scarborough.

The land comprises improved grassland, part of which has previously produced arable crops and is currently utilised to provide grazing and mowing land.

The current vendors operate a horse grazing livery services over predominantly Lots 1 and 2 which houses around 40 horses and generate a substantial annual income (further details can be provided to seriously interested parties).

The land is well fenced with post and wire fencing split into numerous grazing and mowing paddocks and benefits from a mains water supply.

The land has been drained and improved to part to also provide some good quality mowing land.

We understand that the current owners have consents in place for a 5 van caravan/shepherd's huts enterprise on the land which generates a good annual income and the shepherd's huts may be available to purchase by negotiation.

The Lot 3 area includes an area of mature deciduous woodland and wetland pond areas offering amenity and conservation value.

The edge of village position may also offer some long term potential.

LOCATION

The property is situated immediately to the south and west of Irton and Seamer, well serviced suburban villages close to Scarborough, the A170 and the A64.

Irton and the adjacent Seamer village offer a wide range of services and amenities including primary school, mini supermarket, public houses, fish and chip shop and sporting and leisure facilities.

The coastal resort of Scarborough is situated around 4 miles to the north and provides a full range of services and amenities including schools, shops, restaurants, public houses, tourist attractions including two sandy beaches, sporting and leisure facilities and a railway station.

The historic City of York is within 18 miles and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

The property can be identified by the For Sale board.



LOT 1: 19.9 ACRES

Situated with access off Ratten Row and then over a right of access adjacent to the water works and Arosa caravan park, this parcel comprises a single block of good quality grassland.

The land amounts to 19.9 acres and is currently split into several pony paddocks and generates a substantial annual income.

The land has previously produced cereal crops.



LOT 2: 17.91 ACRES

Situated to the north east of lot 1 and also with access off Ratten Row and then over a right of access adjacent to the water works and Arosa caravan park, this parcel comprises a single block of good quality grassland.

The land amounts to 17.91 acres and is split into five grazing or mowing paddocks with temporary field shelters and benefits from good internal road access.



LOT 3

Situated to the south of lot 1 and 2 and also with access off Ratten Row and then over a right of access adjacent to the water works and Arosa caravan park, this parcel comprises a block of woodland and wetland area.

The land in all is around 3.23 acres and comprises an area of mature deciduous woodland spinney with wetland pond areas.

The land provides attractive conservation and amenity value.



LOT 4

Lot 4 comprises a larger block of 27.37 acres and can be accessed via the Main Street within Seamer or to the south of lot 1, 2 and 3 with access off Ratten Row and then over a right of access adjacent to the water works and Arosa caravan park.

The land comprises an edge of village block of grassland split into a variety of grazing and mowing paddocks.

The land is part classified as a scheduled monument and includes the remains of the former Manor House and ridge and furrow features.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme, however entitlements can no longer be transferred.

ENVIRONMENTAL SCHEMES

The land is within a Countryside Stewardship environmental scheme which expires in December 2028. The vendors have also entered into an agreement with Natural England regarding wildlife /new ponds on the holding. Further details can be provided upon request.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

Not applicable.

METHOD OF SALE

The property is offered for sale by private treaty as a whole or in four lots. Interested parties should register their interest with either of the joint selling agents, in order to be kept informed of how the sale will conclude.

For those with queries on the sale please contact: Tom Watson, FRICS FAAV at the Cundalls Malton office on 01653 697 820 or email: tom.watson@cundalls.co.uk or Ian Halley FRICS at the Richardson and Smith Whitby office on 01947 602 298 or email@richardsonandsmith.co.uk

OVERAGE AGREEMENT

The property is sold without a development clawback/overage.

HISTORICAL ENVIRONMENTAL DESIGNATIONS

Part of the land is subject to Historic Environmental Designations as follows:

1. Scheduled Monument: 1015409 - Site of medieval manor house
2. SHINE Feature: NY20206 - Manor House, Ridge and Furrow, Lynchet visible on aerial photography

Prospective purchasers should make their own enquiries regarding the above Historic Environmental Designations

GENERAL INFORMATION

Services: Mains water.

Planning: North Yorkshire Council:

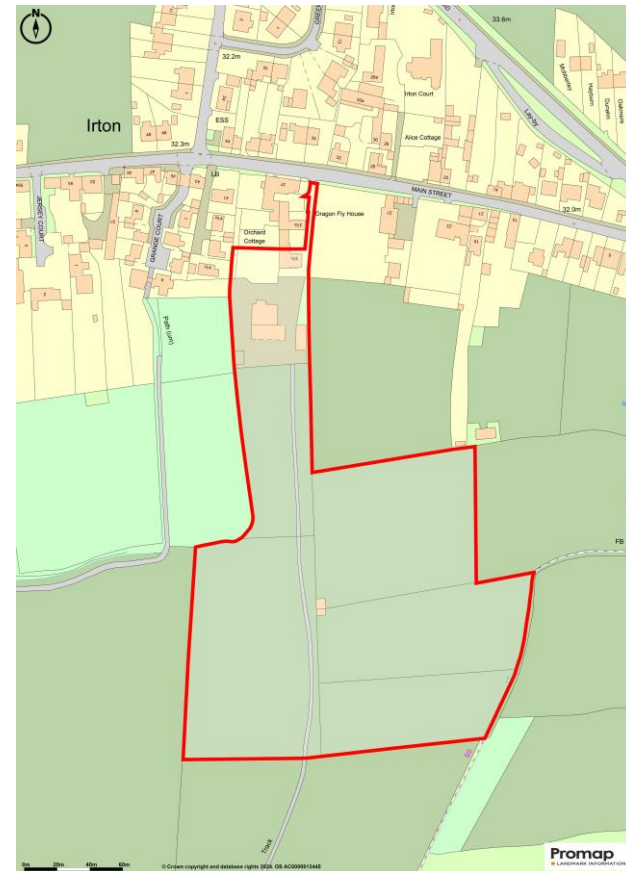
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: Strictly by appointment with the joint agents Cundalls Malton office, 01653 697 820 or Richardson and Smith Whitby office 01947 602 298

Postcode: YO12 4RQ

ADJACENT PROPERTY AND LAND

Please note an additional property comprising house, buildings and around 9 acres immediately adjoining the property to the north is available to purchase by separate negotiation via Cundalls.



NOTICE:

Details and photographs prepared October 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







PROFESSIONALS IN PROPERTY SINCE 1860



15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk



