

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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Valuers

Cundalls

AMENITY GRASSLAND FOR SALE AT IRTON/ SEAMER, SCARBOROUGH, NORTH YORKSHIRE

Cundalls

EXTENDING TO APPROXIMATELY 22.91 ACRES (9.27 HECTARES)



**PARCELS OF IMPROVED GRASSLAND SITUATED IN AN ACCESSABLE
POSITION ON THE EDGE OF IRTON AND SEAMER VILLAGE, NEAR
SCARBOROUGH.**

FOR SALE BY PRIVATE TREATY NEGOTIATION

GUIDE PRICE: £190,000

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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

Access is taken directly off Stockshill Road which leads off the main Street through Seamer village.

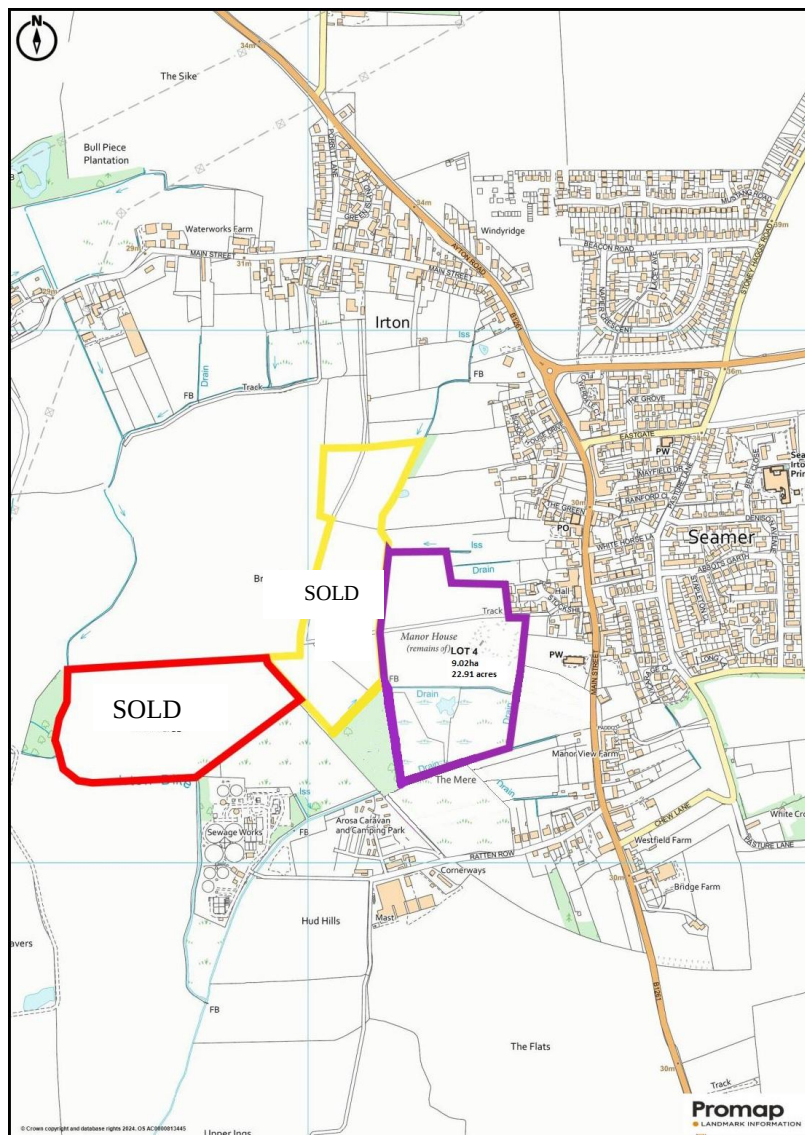
Description

The land is various fields extending to approximately 22.91 acres (9.27 ha). It is bounded by post and wire fences which may need attention in places. Currently used for pony grazing, it was formally part of a wider farming unit grazing cattle and sheep. These parcels of land also include the historic ruins of Seamer Manor House.



Water

There is a mains water supply to the field.



Subsidy Status and Agri-Environment Schemes

There are no BPS subsidy entitlements to transfer.

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

Tenure and Completion

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



Wayleaves, Easements and Rights of Way

The land is offered subject to and with the benefit of all Wayleave Easement and Rights of Way etc whether mentioned in these particulars or otherwise. There is a public footpath leading to the former manor ruins.

Boundary Fences, Walls & Hedges

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

Sporting, Timber and Mineral Rights

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

Tenure

The property is for sale Freehold with vacant possession granted on completion.

Viewing

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

Planning

The planning Authority is the North Yorkshire Council, If you have any queries regarding this please give them a call on 0333 323 4589.

Directions

Travelling through Seamer village, away from Irton, the land for sale is immediately on your right hand side as marked by the Richardson and Smith/Cundalls 'For Sale' board.

Method of Sale

The property is offered for sale by private treaty as a single lot. Any queries in respect of this sale should be addressed to either 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



PROFESSIONALS IN PROPERTY SINCE 1860



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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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