

# RICHARDSON & SMITH

*Chartered Surveyors*

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**AMENITY GRASSLAND TOGETHER WITH A USEFUL STOCK  
BUILDING FOR SALE AT SNEATONTHORPE WHITBY NORTH YORKS**

**EXTENDING TO APPROXIMATELY 2.15 ACRES (0.87 HECTARES)**



**TWO ADJOINING PADDOCKS OF SLOPING PERMANENT PASTURE  
TOGETHER WITH A MODERN GENERAL PURPOSE BUILDING FOR  
SALE AT SNEATONTHORPE NEAR WHITBY WITH ACCESS  
DIRECTLY FROM THE COUNCIL ROAD.**

**FOR SALE BY INFORMAL TENDER AS A SINGLE LOT CLOSING AT  
12 NOON ON FRIDAY 24<sup>TH</sup> JANUARY 2025**

**GUIDE PRICE £30,000 - £40,000**

**[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)**

**[www.richardsonandsmith.co.uk](http://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 lies to the west of the B1416 approximately half a mile to the south of Sneaton Village.

### **Description**

The land is all down to permanent pasture and slopes away from the road to the stream on its western boundary. It is bounded on all sides by mature hedges supplemented with post and wire fences, which are all stock proof. It is divided into two paddocks and access is directly from the council road via field gates with a short section of concrete road and hard standing, adjacent to the field shelter.

### **General Purpose Building**

60' x 15', 4 bay general purpose building constructed of concrete block lower walls with box profile upper walls and roof with a concrete floor. This building is situated adjacent to the roadside and has benefit of 3 large access gates together with a pedestrian gate with 1 bay being partitioned and 1 bay being walled in. It is further benefits from a solar panel feeding roof lights and has both a mains water supply supplemented by a water collection tank.

There is an additional concrete collecting yard in front of two of the bays which is securely gated round with modern gates leading to both paddocks as well as shedding gates.

There is an additional site adjacent to the stream approx. 50' x 20' which has been leveled with hard core and large concrete blocks laid as a retaining wall. This would make an ideal base for a further building subject to gaining the necessary planning consents.

Adjacent to this area is an old touring caravan.

### **Water**

There is a separately metered mains water supply to the field shelter as well as access to the stream along the lands western most boundary.

### **Sporting Rights**

Are included in the purchase price and will pass on completion.

### **Mineral Rights**

Mineral rights are specifically excluded from the sale having been retained out in a previous conveyance.

### **Subsidy Status and Agri-Environment Schemes**

There are no BPS subsidy entitlements to pass with this land and furthermore the fields are not registered for any other agri-environments schemes.

### **Recent Farm Policy**

The land has been utilized for normal agricultural grazing purposes for many years.

### **Tenure and Completion**

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

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property if you are considering selling*



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### 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

### Boundary Fences, Walls & Hedges

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

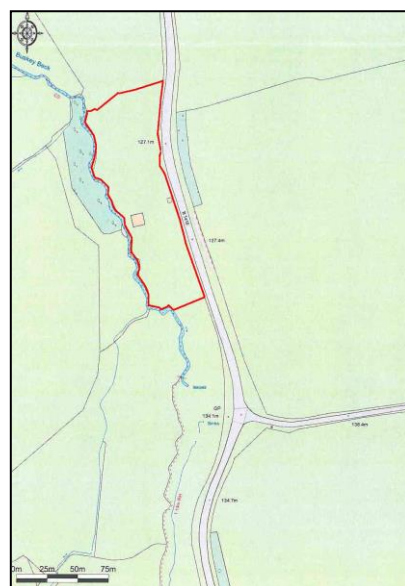
Crossing the River Esk at Ruswarp follow the B1416 through Sneaton Village and the land is approx. half a mile further on, on the right hand side as marked by the Richardson and Smith For Sale board.

### **What 3 words reference:**

///abundance.bypasses.masses

### Method of Sale

The land is to be sold by informal tender, with all offers closing at 12 noon on Friday 24<sup>th</sup> January 2025. 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 Sneathonthorpe', or else emailed by the same date to [email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)



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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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