

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

PRODUCTIVE GRASSLAND FOR SALE AT SLEIGHTS WHITBY, NORTH YORKSHIRE

EXTENDING TO APPROXIMATELY 15.12 ACRES (6.13 HECTARES)



**A RING FENCE PARCEL OF PRODUCTIVE GRASSLAND FOR SALE AT
BLUE BANK BOTTOM FARM, SLEIGHTS**

GUIDE PRICE: £80,000 - £120,000

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 Blue Bank Bottom Farm, at the foot of Blue Bank leading out of Sleights village on the A169.

Access

Directly from the A169 Whitby to Pickering road across the tarmacked yard of Blue Bank Bottom Farm and then there is a full agricultural Right of Way over two further grass paddocks until the field gate, as marked green on the boundary plan.



Description

A ring fenced parcel of 15.12 acres of permanent pasture which is divided into 2 fields. It is bounded by a combination of mature hedges together with post and wire fences, some of which need attention. The top, most westerly lying field is relatively flat or gently sloping and the other is more steeply sloping down to Iburndale Beck.

Water

Water is supplied by springs and surface run off which feeds into an open gutter.

Recent Farming Policy

In recent time all of this land has been let out on a seasonal grazing license to a neighboring farmer which confines no security of tenure. It is anticipated that this licensee will continue to graze these fields for the remainder of the 2025 grazing season but vacant possession is guaranteed on completion.

Subsidy status and Agri Environment Schemes

There are no BPS Entitlement Schemes to transfer with this land.

The grazing tenant has this land entered into Stewardship Agreements and therefore the new purchaser will not be able to enter this land into any new agreements until the existing ones have been transferred.

Sporting and Mineral Rights

Sporting Rights are in hand and will pass on completion.

Mineral Rights

Mineral Rights are specially excluded from the sale and will be retained by the vendors.



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

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 etc whether mentioned in these particulars or otherwise. There are known to be several footpaths which bisect the land. There is a line of telegraph poles in the lower field.

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.



Viewing

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

Directions

Travelling from Whitby to Pickering on the A169 pass through the village of Sleights and after the last cottage on the left Blue Bank Bottom Farm is also on the left as marked by the 'Richardson & Smith' for sale board.

Method of Sale

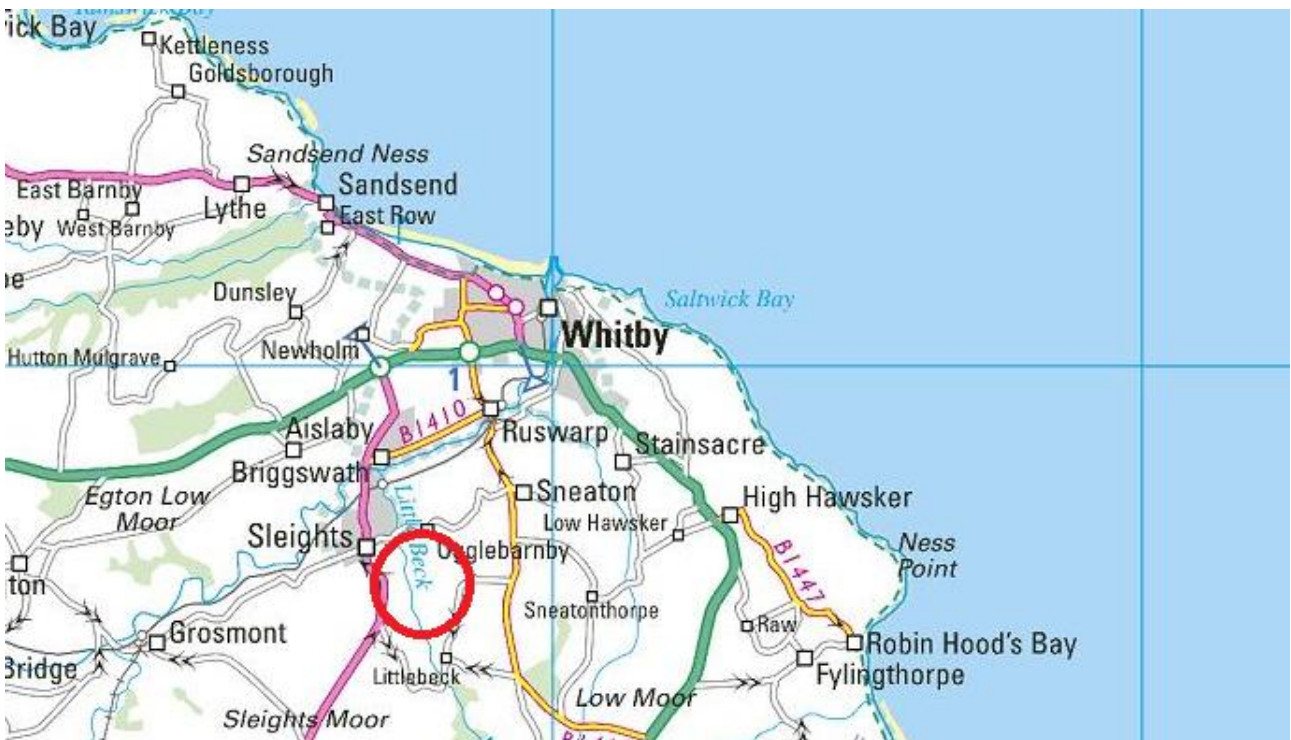
The property is offered for sale by private treaty negotiation as a single lot. Any queries in respect of this sale should be addressed to or Ian Halley FRICS at the Richardson and Smith Whitby office on 01947 602 298 or email@richardsonandsmith.co.uk



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