



0.33 ACRES LAND AT SEAMER
SEAMER, SCARBROUGH, NORTH YORKSHIRE, YO12 4QG

Cundalls



**0.33 ACRES LAND AT SEAMER
SEAMER
SCARBROUGH
NORTH YORKSHIRE
YO12 4QG**

Scarborough 5 miles, Kirkbymoorside 22 miles, Malton 20 miles, York 36 miles (all distances approximate)

**PARCEL OF AGRICULTURAL LAND SET ON THE EDGE OF SEAMER VILLAGE, NEAR
SCARBROUGH, NORTH YORKSHIRE**

- Extends to approximately 0.33 Acres (0.133 Hectares) of agricultural land.
- Set on the edge of Seamer village.
- Set back off Stockhill Lane
- Currently a grass paddock with lovely amenity value
- The land is subject to two Historic Environmental Designations

For Sale by Private Treaty:

GUIDE PRICE £30,000

DESCRIPTION / BACKGROUND

A rare opportunity to purchase a parcel of land on the edge of the village of Seamer with road frontage and access off Stockhill lane.

The level parcel of land extending to some 0.33 acres (0.13 hectares) of permanent pasture and would be well suited to equestrian or garden/allotment area.

LOCATION

The land is situated on the edge of the village of Seamer, set off Stockhill Lane. The parcel is adjoined by residential properties to the east and the south with agricultural land positioned to the west.

Seamer is a village located in the Scarborough district of North Yorkshire, England. It is a picturesque village with a rich history and is situated in a rural setting not far from the North Sea coast.

The village is accessible by road and is well-connected to nearby towns and cities. Scarborough, with its train station and road networks, provides easy access to Seamer and the surrounding areas.

The land can be easily accessed off the public maintained highway and is within close proximity to further road networks.

SERVICES

There are currently no mains supplies to the land. Prospective purchasers should make their own enquiries regarding the cost and viability of these services.

ACCESS

Access to the land is via a Right of Way edged blue on the plan shown.



DEVELOPMENT CLAWBACK CLAUSE

The sale will not be subject to an overage /development clawback agreement in favour of the current vendor.

SPORTING, TIMBER & MINERAL RIGHTS

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

HISTORIC ENVIRONMENTAL DESIGNATIONS

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

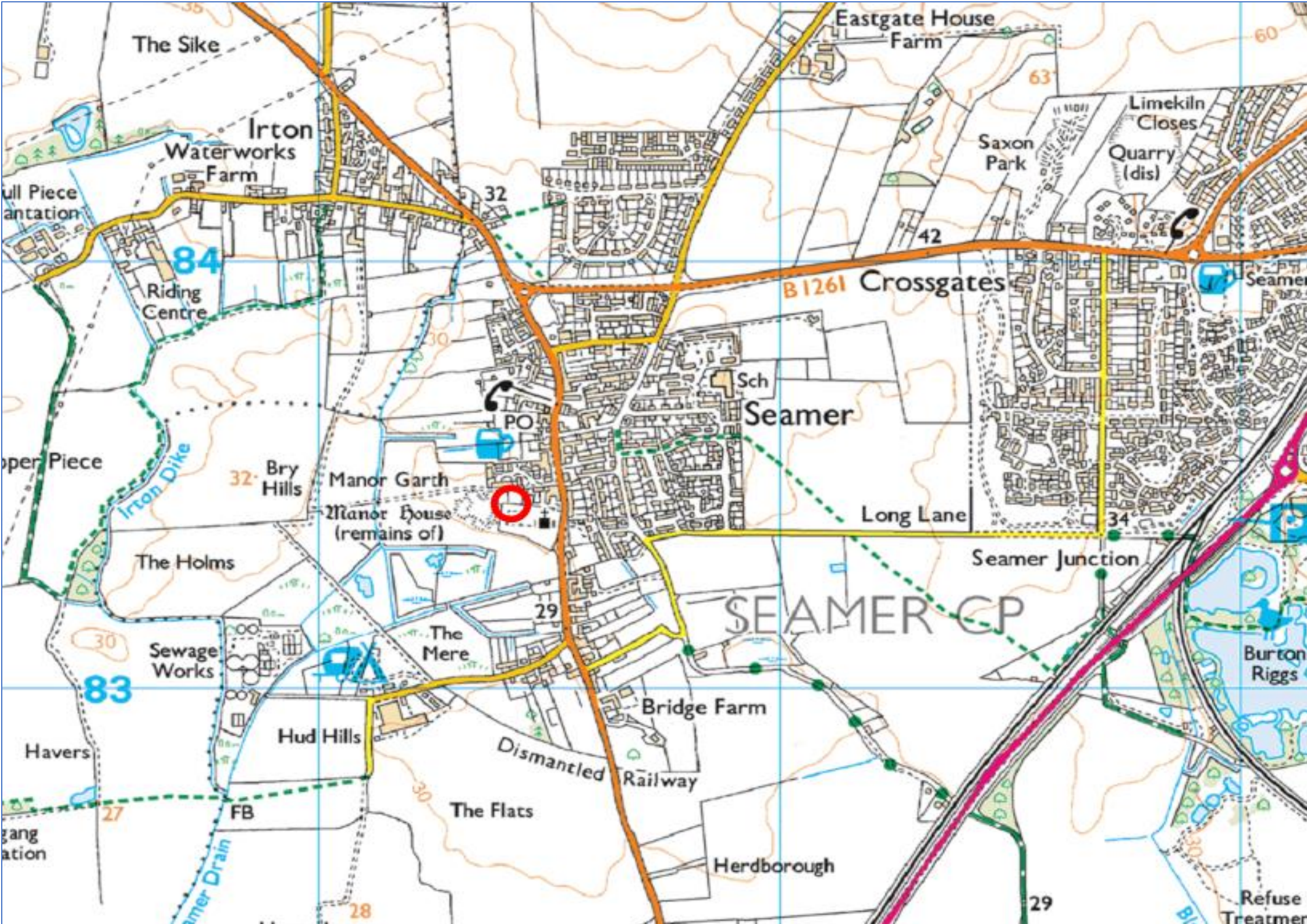
Services: None
Planning: North Yorkshire Council
Designations: archaeology@northyorks.gov.uk
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Unaccompanied with a set of these Particulars having first informed the agents office in Malton, 01653 697 820
Guide Prices: Offers over £30,000

BOUNDRIES

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.



Details and photographs prepared September 2023. 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.



The Sike

Eastgate House Farm

Irton Waterworks Farm

Saxon Park

Limekiln Closes Quarry (dis)

Riding Centre

B1261 Crossgates

PO

Sch Seamer

Manor Garth Manor House (remains of)

Long Lane

Seamer Junction

SEAMER CP

The Holms

Sewage Works

The Mere

Bridge Farm

Burton Riggs

Havers

Hud Hills

Dismantled Railway

Herdborough

Refuse Treatment

Seamer Drain

The Flats

29

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FB

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29

32

84

83

42

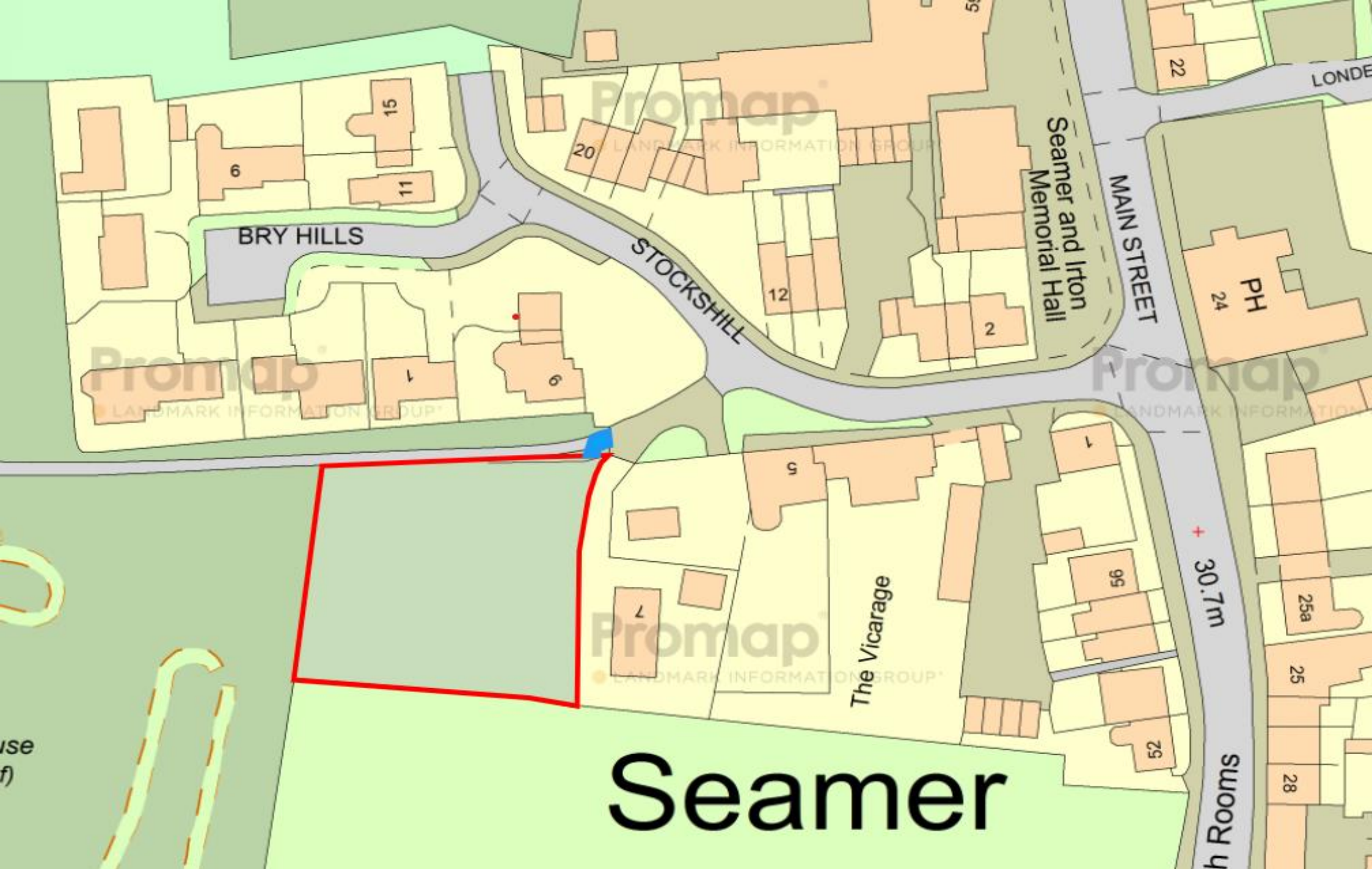
34

60

63

30

BI



Seamer

PROFESSIONALS IN PROPERTY SINCE 1860



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