

**17.06 ACRES**

BETWEEN CLOUGHTON AND STAINTONDALE, SCARBROUGH, NORTH YORKSHIRE

Cundalls









## **17.06 ACRES** **BETWEEN CLOUGHTON AND STAINTONDALE** **SCARBOROUGH** **NORTH YORK MOORS NATIONAL PARK**

*Cloughton 2 miles, Scarborough 7 miles, Whitby 14 miles, Malton 30 miles (All distances approximates)*

### **ATTRACTIVELY POSITIONED PARCEL OF GRASSLAND, WOODLAND AND BUILDING**

*‘Rare opportunity to purchase an attractively situated parcel of grassland and woodland within the North York Moors National Park.*

*The site benefits from a large range of buildings and has good road frontage’.*

- 17.06 acres of grassland and woodland situated as two slightly separate blocks
- Access off Hodgson Hill Road between Cloughton and Staintondale
- Beautiful location within the National Park between Whitby and Scarborough
- Lovely coastal views
- Possible woodland creation or biodiversity off-setting opportunity
- Good quality grazing and mowing land
- Buildings provide smallholding opportunities
- Mineral and sporting rights included within sale

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**GUIDE PRICE: £105,000**



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## DESCRIPTION / BACKGROUND

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17.06 acres of agricultural grazing land and woodland together with a large range of basic agricultural storage buildings/steading.

The land is situated within a main block of 10.82 acres and there is a further parcel of comprising 6.24 acres of agricultural land and shelter belt woodland, located to the immediate north-east, accessed via the adjacent cinder track.

The land includes a range of Timber Frame Storage Buildings providing a floorspace of over 2,000sq.ft and provides general purpose storage facilities.

The land comprised gently undulating parcels of permanent pasture grassland, providing some reasonable quality grazing land and part mowing land.

The land is bordered by mature Hawthorne hedgerows, post and wire fencing and dry-stone walls. The land is part flat and part sloping and part is interspersed with woodland shelter belt, sieves and gorse.

The land does benefit from some attractive sea views from part of the land over the heritage coastline to the east.

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## LOCATION

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The land is accessed off a public maintained highway linking Cloughton and Staintondale known as 'Hodgson Hill'.

The land is bordered by open countryside within the National Park to all sides.

Staintondale is a scattered rural hamlet, comprising a range of houses, farmsteads and small holdings in a rural area.

The village of Cloughton is a well serviced rural village located around 2 miles to the south and provides a reasonable range of services and amenities, including public house and the nearby/adjoining village of Burniston provides further facilities including schools, shops and public houses.

The subject property is located to within around 7 miles of Scarborough, which provides a full range of services and amenities including schools, shops, sporting and leisure facilities and railway station.

Further amenities are available within around 14 miles in the traditional seaside resort of Whitby and there is good road access onto the nearby A171, A169 and A174 road networks





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## GOVERNMENT AND ENVIRONMENTAL SCHEMES

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The land has been registered for RPA BPS entitlements but these will not be included in the sale. The land is not currently in any environmental schemes.

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## EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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. A footpath crosses the land.

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## SPORTING, TIMBER & MINERAL RIGHTS

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We understand that all Mineral, Sporting and Timber rights are in hand and included in the sale.

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## BOUNDARIES

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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.

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## METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. If you have queries on the sale of the land then please contact Tom Watson FRICS on 01653 697820 or email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

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## GENERAL INFORMATION

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Planning:	North York Moors National Park. Tel. 01439 772700
Services:	None
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office of the time and date attending. Telephone 01653 697 820
Guide Price:	£105,000

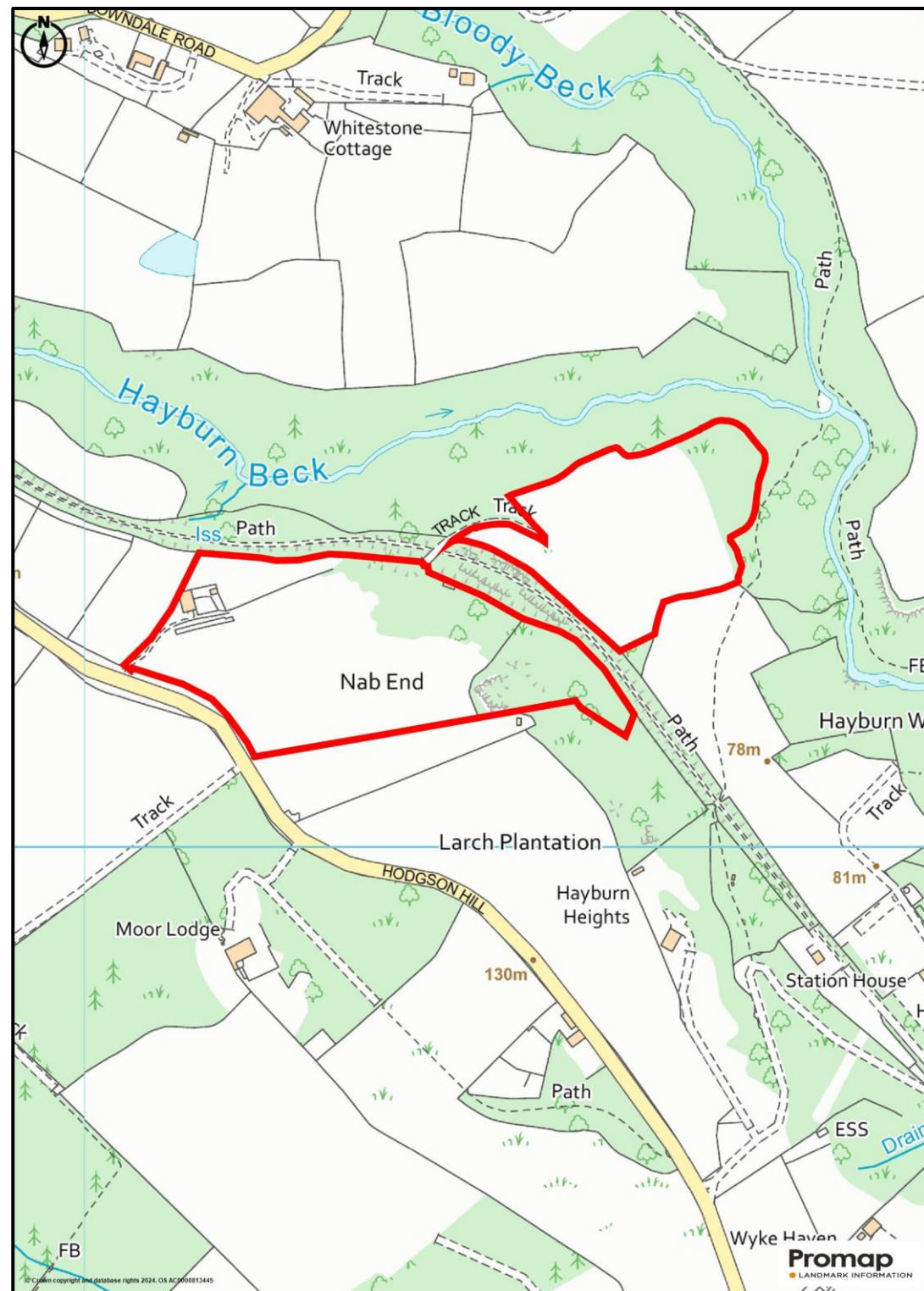
### NOTICE:

Details and Photographs August 2024

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 the Agents employment has the authority to make or give any representation or warranty in respect of the property.















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