

BAY VIEW

The Parade, Sandsend



BAY VIEW

**Substantial property on the sea front,
divided into three flats and with a large
garden**

Whitby 2 miles • Scarborough & Pickering 21 miles • York 46 miles

Flat 1: sitting room • kitchen • 2 bedrooms • bathroom
(903 sq ft)

Flat 2: sitting room • kitchen • 2 bedrooms • bathroom
(937 sq ft)

Flat 3: kitchen/dining/sitting room • 2 bedrooms •
bathroom (898 sq ft)

Coal cellar • range of brick and pantile outbuildings •
timber store and greenhouse

Garden and grounds

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Bay View, The Parade, Sandsend YO21 3SZ

Approximate Gross Internal Floor Area

Apartment 1: 903 SQ FT / 83.9 SQ M, Apartment 2: 937 SQ FT / 87.1 SQ M Apartment 3: 898 SQ FT / 83.4 SQ M

Outbuildings: 234 SQ FT / 21.6 SQ M

Total: 2,972 SQ FT / 276.0 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Apartment 3, Second Floor
Gross Internal Area: 83.4 m² ... 898 ft²



Gross Internal Area: 1.7 m² ... 19 ft²

Apartment 1 – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		68	78



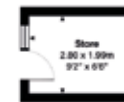
Apartment 1, Ground Floor
Gross Internal Area: 83.9 m² ... 903 ft²



Apartment 2, First Floor
Gross Internal Area: 87.1 m² ... 937 ft²



Gross Internal Area: 5.7 m² ... 62 ft²



Gross Internal Area: 5.5 m² ... 59 ft²

Apartment 2 – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		77	81



Gross Internal Area: 8.7 m² ... 94 ft²

Apartment 3 – Energy Efficiency Rating		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		66	77

City

Country

Coast

Bay View is an elegant three-storey period property set on the seafront in the heart of Sandsend, enjoying uninterrupted views along the dramatic Yorkshire coastline. The property includes a beautifully landscaped hillside garden, offering panoramic vistas from its elevated terraces. Currently arranged as three self-contained flats, this freehold property presents exceptional potential - whether as a compelling investment opportunity or reinstated as a spacious single residence.

- Residential property on the coast road
- Versatile accommodation over 3 floors totalling 2378 sq ft
- One title but divided into 3 flats of similar square footage
- Ideal investment or single dwelling
- Attractive and extensive southwest facing rear garden
- Sea front position with views panoramic costal views to Whitby Abbey
- Premium seaside village on the edge of the North York Moors National Park
- 2 miles from Whitby



Tenure: Freehold

EPC Rating: Flat 1 rating D, Flat 2 rating C, Flat 3 rating D

Services & Systems: Mains electricity, water and drainage. Electric central heating (3-phase supply). Each flat has an independent electricity meter. Electric meters outside. LPG gas. Fire alarms, emergency lighting.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York Council www.york.gov.uk Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Apartment 2



Apartment 1



Apartment 1

This charming freehold property, constructed in stone with a slate and Rosemary-tiled roof, is a period residence attached on one side. It has benefited from several updates in recent years, including a new roof, and all windows are double-glazed. There are two precautionary flood protection barriers - one at the front and one on the side access.

Currently arranged as three self-contained flats - lower, middle, and upper - each has its own independent access. The flats have been let under Assured Shorthold Tenancies and, more recently, as holiday lets. Flats 1 and 3 are currently vacant, while Flat 2 is occupied by the owners. We understand that the owners have sought professional advice regarding the potential restoration of the property back into a single, unified dwelling.



Apartment 1



Apartment 3



Apartment 3



Apartment 3

Outside

The house sits behind a boundary stone wall with a flood barrier garden gate. On-street parking is available to the front.

Side access leads to the private, enclosed garden which rises in a series of terraces, each offering increasingly spectacular views of the coastline. The five terraced levels, each supported by retaining stone walls, create a variety of distinct garden spaces. These include a block-paved patio ideal for al fresco dining, productive vegetable beds and a generous lawn.

A collection of outbuildings defines the northwestern boundary, many constructed in brick with pantile roofs.

These include a pizza oven, potting shed, smoker outbuilding, barbecue area, additional storage building, laundry house, greenhouse, and timber shed.

The southeastern boundary is formed by a combination of timber fencing, an outer hedge and a stone wall, providing privacy and structure to the garden.

At the far end is an additional slice of land rented from the Mulgrave Estate at a current rate of £300 pa inc. VAT. We have been advised that it extends to some 2970 sq ft.



Environs

Sandsend is a charming seaside village, renowned for its wide sandy beach that stretches all the way to Whitby. Beyond the shore lie the valleyed woodlands of the Mulgrave Estate, offering picturesque walks and stunning scenery. The village provides a range of amenities, including a superb café, a pub/restaurant, a fish restaurant, local shops, a doctor's surgery and a regular bus service. An 18th-century stone bridge spans the meandering beck, which gently winds its way to the sea.

The A174 runs along the coast, linking Whitby to the north, just a five-minute drive away - or a popular stroll along the beach at low tide. Whitby itself is an historic seafaring town of national renown, situated at the heart of the Heritage Coast and surrounded by the dramatic and unspoiled landscapes of the North York Moors National Park.

Directions

The property lies on the A174 coastline road in the heart of Sandsend. Heading west, cross the bridge and follow the road up and round. Bay View is on the left hand side, identified by a house sign and opposite a sea view bench. A useful car park lies just beyond.

What3words: ///jelly.beauty.forum

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** November 2025. Brochure by wordperfectprint.com

Blenkin
& Co

ESTABLISHED 1992

