



#### POTENTIAL DEVELOPMENT SITE AT GREAT AYTON

High Street, Great Ayton, Cleveland, TS9 6NJ.

An Excellent Opportunity to purchase 1.3 acres of land with development potential..

CLOSING DATE FOR OFFERS: NOON 21ST JULY 2025.  
Offers Invited by informal Tender.

The land may have the potential for future development, subject to all necessary consents. Formal discussions (Pre App) have been held with the Local Authority but interested parties are to make their own enquiries. Interested parties will be required to make their own enquiries or assumptions where necessary.

#### Method of Sale.

The owner would consider a freehold sale, subject to planning offer or short term Option/ Promotion Agreement arrangement. Offers are to be made by 21/07/2025. The seller reserves the right to amalgamate, withdraw or exclude any of the property shown at anytime or to generally amend the particulars.

**Land To The Rear OF 41 High Street, Great Ayton, TS9 6NJ**

**0 Bedroom - Land**

**For Sale By Informal Tender £600,000**

**EPC Rating:**

**TENURE: Freehold**

**COUNCIL TAX BAND:**





Land To The Rear OF 41 High Street, Great Ayton, TS9 6NJ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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