

102.59 ACRES

STAINTONDALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0EY

CUNDALLS

EST 1860





102.59 ACRES

STAINTONDALE

SCARBOROUGH

NORTH YORK MOORS NATIONAL PARK

YO13 0EY

Crowdon 0.5 miles, Scarborough 8.4 miles, Whitby 15 miles, Malton 30 miles (All distances approximates)

ATTRACTIVELY POSITIONED PARCEL OF GRASSLAND AND AMENITY WOODLAND

*“A rare opportunity to purchase a large ring fenced attractively situated parcel of grassland and amenity woodland
At Staintondale within the North York Moors National Park”*

- 102.59 acres of grassland and amenity woodland in a ring fenced parcel
- Around 25 acres good quality grazing and mowing land
- Around 77.5 acres mature and more recently planted (2000) woodland comprising Ash, Oak, Rowan and Hawthorn.
- Access via White Hall Farm and off War Dike Lane
- Beautiful location within the National Park between Whitby and Scarborough
- Lovely coastal views
- Possible woodland creation or biodiversity off-setting opportunity
- Bloody Beck frontage providing attractive environmental and habitat features
- Sporting rights included within sale

FOR SALE BY PRIVATE TREATY AS A WHOLE

OFFERS OVER : £375,000

DESCRIPTION / BACKGROUND

An attractive ring fenced parcel of grassland and amenity woodland extending to approximately 102.59 acres, situated in an elevated position within the North York Moors National Park between Scarborough and Whitby.

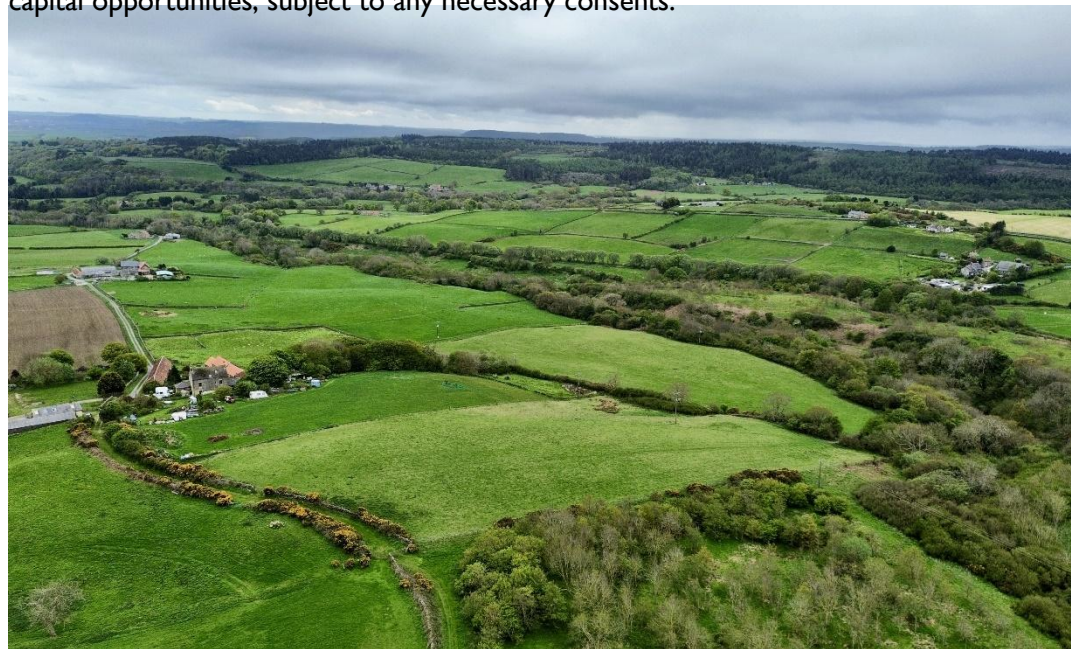
The land comprises approximately 25.10 acres of permanent pasture grazing and mowing land together with approximately 77.49 acres of mixed broadleaf woodland of which around 54.9 acres was planted in 2000 comprising mainly Ash, Oak, Rowan and Hawthorn and provides shelterbelt woodland and wildlife habitat, forming an attractive and diverse rural holding with considerable amenity, environmental and sporting appeal.

The property is offered as a single ring fenced block with direct access via a private road leading from White Hall Farm or off War Dike Lane. The land comprises a mixture of gently undulating pasture together with established woodland and natural habitat areas.

A particular feature of the property is the extensive frontage to Bloody Beck, which runs adjacent to and through the holding and provides an attractive natural setting together with significant wildlife and biodiversity appeal.

The grassland provides reasonable quality grazing and mowing land suitable for livestock or amenity use, whilst the woodland areas offer attractive recreational, conservation and sporting opportunities.

The property may appeal to purchasers seeking an amenity holding, conservation landholding or land suitable for woodland creation, biodiversity net gain and wider natural capital opportunities, subject to any necessary consents.



LOCATION

The land is situated in an attractive rural position within the North York Moors National Park and is accessed directly via White Hall Farm and off War Dike Lane, located to the east of Staintondale on the Heritage Coast between Scarborough and Whitby.

The property is bordered by open countryside and woodland within an attractive National Park setting and enjoys a private yet accessible location close to the coast.

Staintondale is a scattered rural hamlet comprising a range of houses, farmsteads and smallholdings. The nearby village of Cloughton, located approximately 2 miles to the south, provides a range of local services and amenities, whilst the adjoining village of Burniston offers further facilities including schools, shops and public houses.

The property is located approximately 8.4 miles north of Scarborough, which provides a comprehensive range of services and amenities including schools, shops, sporting and leisure facilities and a railway station. Further amenities are available within approximately 15 miles at Whitby.

There is good road access onto the nearby A171, A169 and A174 road networks.

GOVERNMENT AND ENVIRONMENTAL SCHEMES

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.

WOODLAND SCHEMES

Approximately 54.93 acres is within a Farm Woodland Premium Scheme which commenced in 2000, we understand this scheme has now expired.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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. Please note an underground waterpipe leads from Quarry Farm to White Hall Farm and a right of easement will be required for maintenance and repair.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that Sporting and Timber rights are in hand and included in the sale. Mineral rights are in a Sirius Minerals agreement and are reserved from the sale.

BOUNDARIES

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.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale – Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk or stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

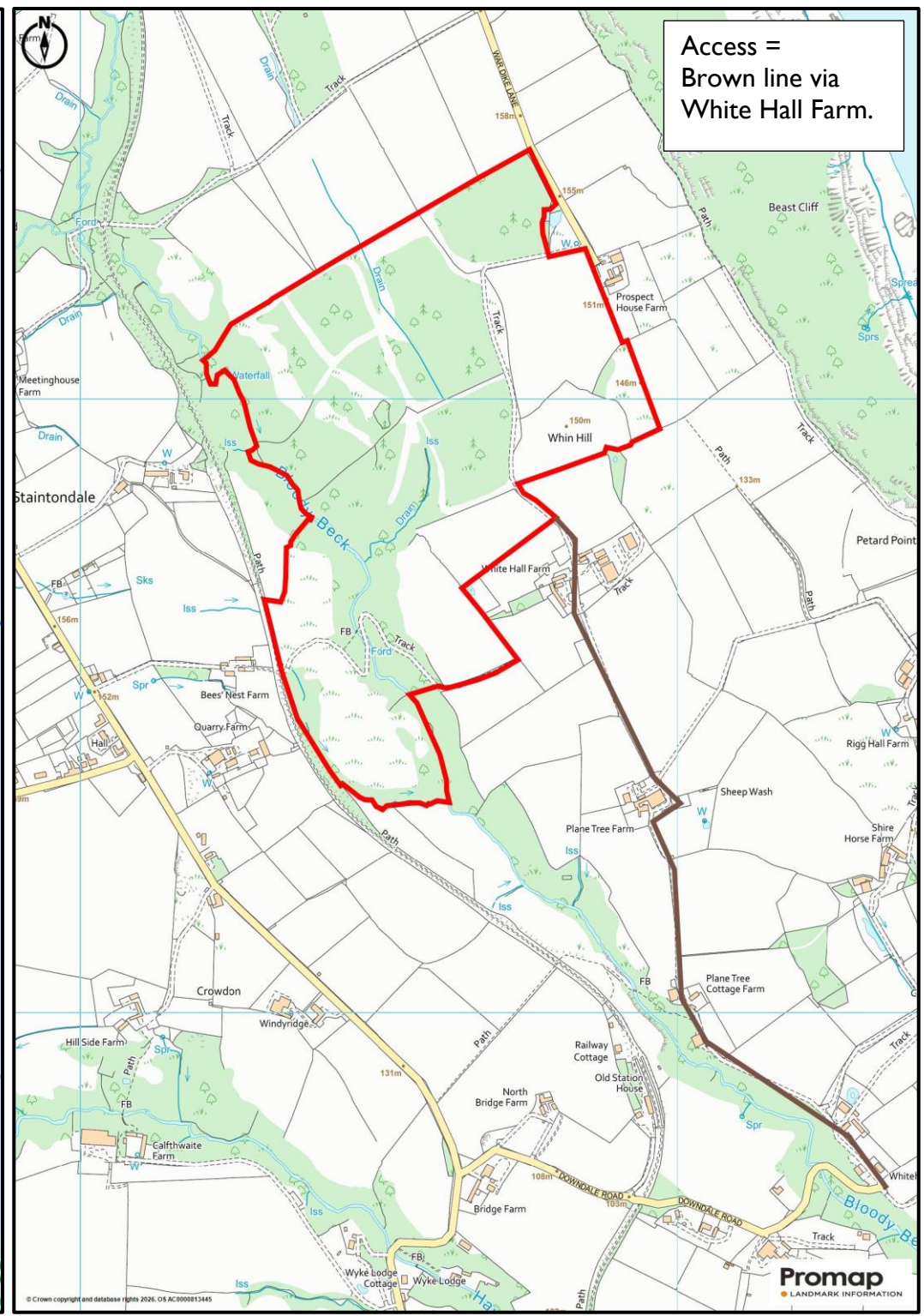
Planning: North York Moors National Park. Tel. 01439 772700
Services: None
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: In daylight hours with set of sales particulars, unaccompanied at own risk. having first informed the agents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

NOTICE:

Details and Photographs May 2026

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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