

# RICHARDSON & SMITH

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## **PRODUCTIVE GRASSLAND FOR SALE AT SEATON HALL, STAITHES, SALTBURN, CLEVELAND**

**EXTENDING TO APPROXIMATELY 10.6 ACRES (4.2 HECTARES)**



## **A RING FENCED PARCEL OF PRODUCTIVE GRASSLAND FOR SALE AT SEATON HALL, STAITHES**

**FOR SALE BY PRIVATE TREATY NEGOTIATION**

**GUIDE PRICE: £70,000 - £85,000**

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8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

Fax: (01947) 820594



**Partners: Robert C Smith**

**Ian K Halley FRICS**

**James EJ Smith MRICS FNAEA**

## Location

The land is situated adjacent to Seaton Hall Farm, Staithes and to the South of Captain Cooks Close, Staithes.

## Access

Access is taken directly from the A174, almost opposite the Staithes Coop Shop, this access, as marked on the attached boundary plan in blue, is restricted to 'agricultural purposes' and is via an unmade up track.



## Description

A ring fenced parcel of 10.6 acres of permanent pasture which is divided into several paddocks. All of the land is level or gently sloping and is bounded by post and wire fences many of which have recently been replaced. Similarly several of the paddocks have been reseeded in the last couple of years and now appear to be fertile fields with strong grass growth.

## Water

There is no water supply to this land and supplies have to be bowsered in.

## Recent Farming Policy

All of this land has been utilised for normal grazing and mowing purposes in recent times. Currently it is let out under a seasonal grazing licence which confers no security of tenure.

## Subsidy status and Agri Environment Schemes

There are no BPS Entitlement Schemes to transfer with this land. Similarly it is not currently entered into any other agri-environment scheme.

## Sporting Rights

Sporting Rights are in hand and will pass on completion.

## Mineral Rights

Mineral Rights have been reserved out in a previous conveyance and will not pass on completion.



## Wayleaves, Easements and Rights of Way

The land is offered for sale subject to and with the benefit of all Wayleaves, Easements and Rights of Way etc. whether mentioned in these particulars or otherwise. A public footpath is known to cross this land.

## Boundary Fences, Walls & Hedges

The vendors will only sell such interest that they have in the boundary walls, fences and hedges as shown on their title deeds.

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## Viewing

Viewing may be made at any reasonable time carrying a copy of these sales particulars.

## Directions

Travelling from Whitby towards Loftus on the A174, just as you enter the village of Staithes, the Coop is on your right hand side. A very short distance further on, on the opposite side of the road is the start of the track which leads to the land being sold, as marked by the Richardson & Smith 'For Sale' board.

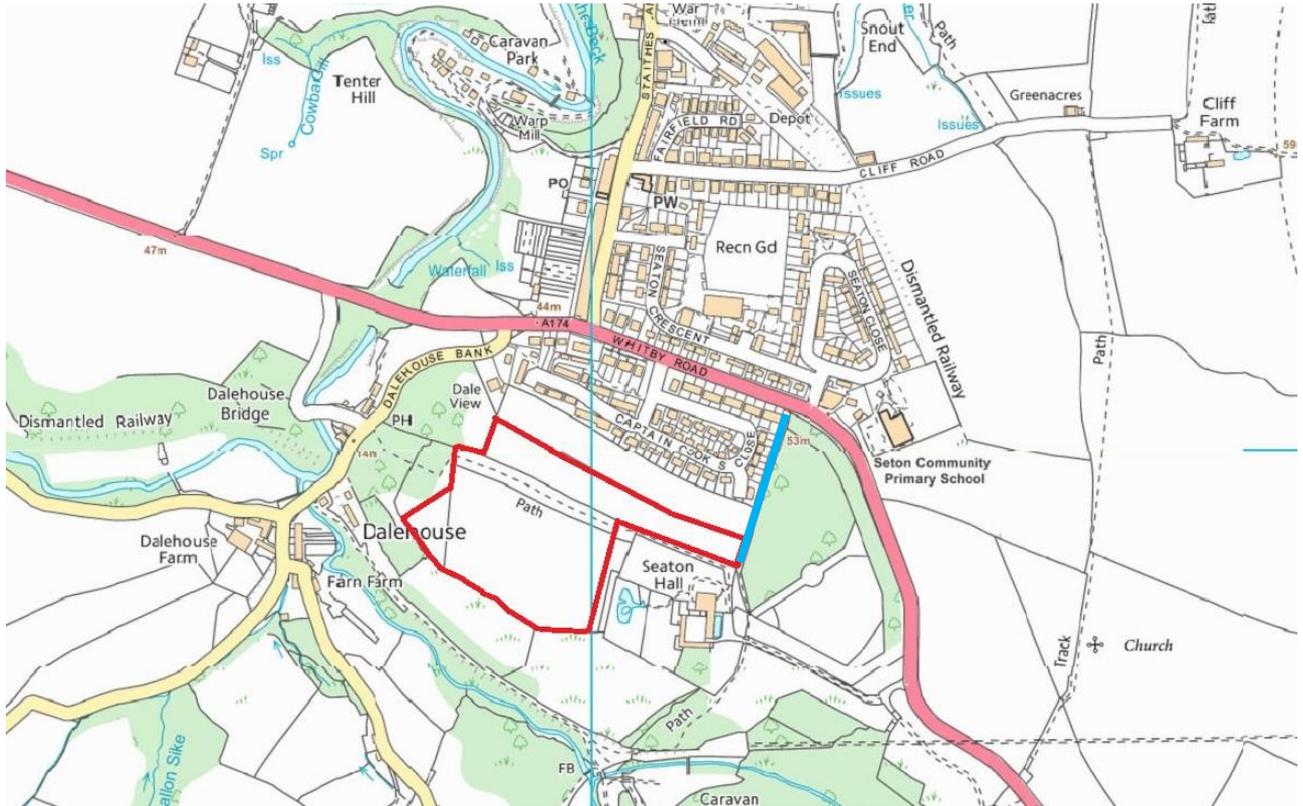
## Method of Sale

The land is to be sold by private treaty negotiation.

## IMPORTANT NOTICE

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*





View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



Call us for a free appraisal of your property if you are considering selling



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