

**0.39 ACRES OF LAND AND BUILDING**  
**BROMPTON-BY-SAWDON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9DD**



**CUNDALLS**  
EST 1860



## **0.39 ACRES OF LAND AND BUILDING BROMPTON-BY-SAWDON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9DD**

Scarborough 8 miles | Pickering 10 miles | Malton 15 miles | York 32 miles (all distances approximate)

### **ATTRACTIVE EDGE OF VILLAGE SITE WITH TRADITIONAL STONE BUILDING AND DEVELOPMENT POTENTIAL**

- **Extending to approximately 0.39 acres (0.16 hectares)**
- **Situated on the edge of the popular village of Brompton-by-Sawdon**
- **Comprising a traditional stone building and adjoining land**
- **Accessible location with good connectivity to Scarborough and the wider area**
- **Suitable for a range of uses, subject to the necessary consents**
- **Amenity, storage and longer-term potential**

**For Sale by Private Treaty:**

**GUIDE PRICE £60,000**

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## DESCRIPTION / BACKGROUND

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A rare opportunity to acquire a compact and attractively positioned parcel of land extending to approximately 0.39 acres (0.16 hectares), together with a traditional stone building, situated on the edge of the sought-after village of Brompton-by-Sawdon.

The property comprises a well-defined parcel of land, enclosed by mature hedgerows and trees, together with a characterful stone building beneath a pitched tiled roof. The building is currently in a dilapidated condition but offers clear potential for refurbishment, conversion or redevelopment, subject to obtaining the necessary planning consents.

The site enjoys an elevated position with attractive open views across surrounding countryside, providing a highly appealing rural outlook whilst remaining closely connected to the village and nearby amenities.

The property is considered likely to appeal to a wide range of purchasers including local residents, lifestyle buyers, smallholders and developers seeking a project opportunity in an accessible and desirable rural location.

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## LOCATION

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The property is situated in an attractive edge of village position directly adjoining Brompton-by-Sawdon, enjoying a rural setting with open views across the surrounding countryside whilst remaining closely connected to the village itself.

Brompton-by-Sawdon is a popular and well-regarded rural village located between Pickering and Scarborough on the A170, and benefits from a range of local amenities including a primary school, sports field, village hall, café, wine shop and well-regarded local butcher.

The well-served village of East Ayton lies approximately 4 miles to the east and provides a wider range of day-to-day facilities including a school, doctor's surgery, garage/shop and public houses.

The coastal town of Scarborough is approximately 7 miles distant and offers a comprehensive range of services and amenities, together with extensive leisure facilities and access to the North and South Bay beaches.



The market town of Malton, located approximately 15 miles to the west, is widely regarded as “Yorkshire’s Food Capital” and provides a broad range of together with a railway station offering regular services to York.

The historic city of York lies approximately 40 miles to the south-west and provides extensive cultural, retail and commercial facilities, with mainline rail connections to London King’s Cross in approximately 2 hours.

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### **GENERAL INFORMATION - REMARKS & STIPULATIONS**

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#### **SERVICES**

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There are no known mains services connected to the land. Interested parties should make their own enquiries regarding the availability and cost of any services.

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#### **ACCESS**

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The land benefits from direct access off the A170, a publicly maintained highway, providing straightforward and convenient access for vehicles and pedestrians.

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#### **BOUNDRIES**

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The land is bounded by a mixture of fencing, hedgerows and mature trees. The vendor will sell such interest as they have in the boundaries, which are subject to verification by the purchaser.

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#### **DEVELOPMENT CLAWBACK CLAUSE**

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The sale will not be subject to an overage /development clawback agreement in favour of the current vendor.

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#### **SPORTING, TIMBER & MINERAL RIGHTS**

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Sporting, timber and mineral rights are in hand and included in the sale.

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#### **TENURE**

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The property is offered Freehold with vacant possession upon completion.

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#### **VIEWING**

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Viewings are strictly by prior arrangement and may be undertaken unaccompanied, having first informed the vendors’ agents.



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## METHOD OF SALE

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The property is being offered for sale by Private Treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations.

If you have queries on the sale of the land then please contact Keith Warters on [keith.warters@cundalls.co.uk](mailto:keith.warters@cundalls.co.uk) - 01653 697820 or Edward Wilkinson on 01653 697820 / 07548 225974 [edward.wilkinson@cundalls.co.uk](mailto:edward.wilkinson@cundalls.co.uk) or

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## GENERAL INFORMATION

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Services: None  
Planning: North Yorkshire Council  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Unaccompanied with a set of these particulars, having first informed the agents office in Malton, 01653 697 820  
Guide Prices: Guide Price £60,000

Details and photographs prepared December 2025. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.





**PROFESSIONALS IN PROPERTY SINCE 1860**



15 Market Place, Malton, North Yorkshire, YO17 7LP  
 Tel: 01653 697820 Fax: 01653 698305  
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5HX  
 Tel: 01439 772000 Fax: 01439 770535  
 Email: malton@cundalls.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU  
 Tel: 01751 472766 Fax: 01751 472992  
 Email: pickering@cundalls.co.uk





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