



CPH

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Land at, Stockhill, Scarborough
Offers Over £170,000



Land at, Stockshill

Scarborough

Presenting a unique opportunity to acquire agricultural land totalling 22.91 acres in the scenic setting of Seamer, this opportunity offers a diverse range of fields segmented into various paddocks. Located off Stockshill Road with convenient access from Main Street, this exclusive parcel of land is currently utilised for pony grazing. Historically, it formed part of a larger farming unit catering to cattle and sheep. Encompassing the remnants of a former manor house, this land exudes historical charm and potential for development. Furthermore, the Countryside Stewardship environmental scheme is valid until December 2028, with an existing agreement in place with Natural England concerning wildlife and newt ponds. Seize this exceptional chance to own a piece of countryside heritage and explore the potential that this expansive landscape has to offer.

Tenure: Freehold



Services

There is a mains water supply to the field.

Tenure

We understand that it is Freehold and will be offered with vacant possession on completion of a sale.

Wayleaves, Easements & Right of Way

The land is offered subject to and with the benefit of all Wayleave Easement & Rights of Way. There is a public footpath leading to the former manor ruins.

Sporting, Timber & Mineral Rights

To be included in the sale.

Planning Enquiries

Please contact the Planning Authority at North Yorkshire Council on 0330 131 2131.





Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132