

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

LAND NEAR SYCAMORE HOUSE, DANBY DALE WHITBY, NORTH YORKSHIRE.

EXTENDING TO APPROXIMATELY 11 ACRES (4.45 HECTARES)



**A RING-FENCED PARCEL OF ROUGH GRAZING LAND WITH
AMENITY, SPORTING AND ENVIRONMENTAL ATTRACTIONS WITH
ACCESS DIRECTLY FROM TARMACK ROADS**

**FOR SALE BY INFORMAL TENDER CLOSING ON FRIDAY 16TH
OCTOBER 2026**

GUIDE PRICE £30,000 - £40,000

email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



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 on the west side of Danby Dale, lying immediately to the north of Sycamore House. This is in the heart of the National Park, just below Castleton Rigg, about 2 miles south of the village of Castleton

Description

An opportunity to purchase a block of 11 acres of rough grazing land within a ring fence in Danby Dale.

Schedule of Area

Sheet No. NZ6805

<u>Field No.</u>	<u>Description</u>	<u>Hectares</u>	<u>Acres</u>
7687	Permanent Pasture	1.46	3.61
8499	Permanent Pasture	1.55	3.83
8789	Permanent Pasture	0.99	2.45
8784	Permanent Pasture	0.46	1.14
		4.46	11.02

Water

Water is supplied by the various springs and open gutters.

Subsidy Status and Agri-Environment Schemes

None of this land is currently entered into any Agri- environment schemes.

Recent Farming Policy

All of the land has been utilized for sheep grazing for many years, with the potential of mowing if desired.

Sporting Rights

Sporting rights are in hand and will pass on completion as far as they are owned.

Mineral Rights

Mineral rights are included in the sale and will pass on completion as far as they are owned.

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 whether mentioned in these particulars or otherwise. The land is bisected by various public footpaths.

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.

Tenure and Completion

The land is to be sold freehold with vacant possession granted after 31st December 2026.

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Viewing

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

Directions

See also location and boundary plans.

Travelling on the A171 from Whitby to Guisborough, turn left signposted Danby. From the pub in the centre of the village, pass the railway station and cross the river following the road past the fire station. Turn left when you reach the school and head down the dale, turning right as the church comes into view, then turn first left and the track to Sycamore House lies on your right. This land faces onto the track to Sycamore House on the right as marked by the Richardson and Smith 'For Sale' board.

Land near Sycamore House, Danby Dale. YO21 2NN

What 3 Words: scope.noticing.uttering

Method of Sale

The land is to be sold by informal tender as a whole, with all offers closing at 12 noon on Friday 16th October 2026. Offers should be submitted on the enclosed tender form and returned to the agents' offices at 8 Victoria Square, Whitby, North Yorkshire, YO21 1EA in an envelope clearly marked 'Land at Sycamore House or emailed by the same date to email@richardsonandsmith.co.uk



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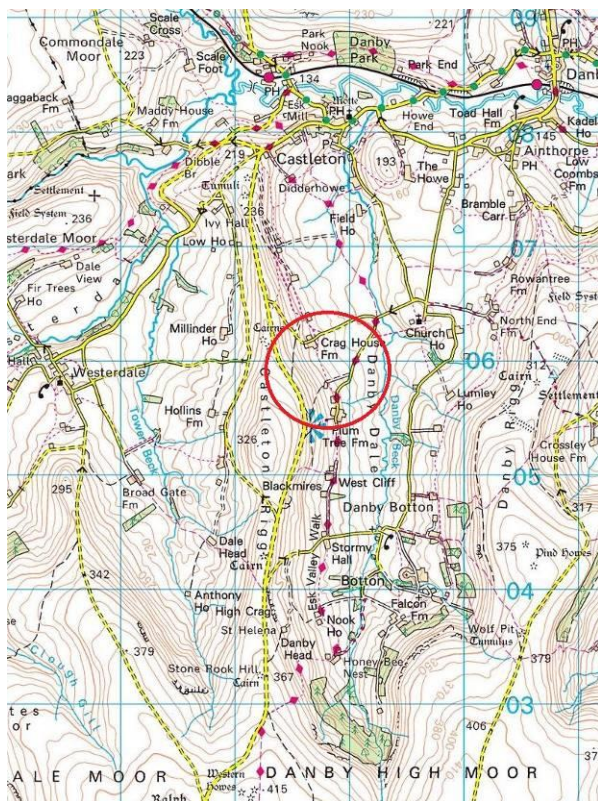
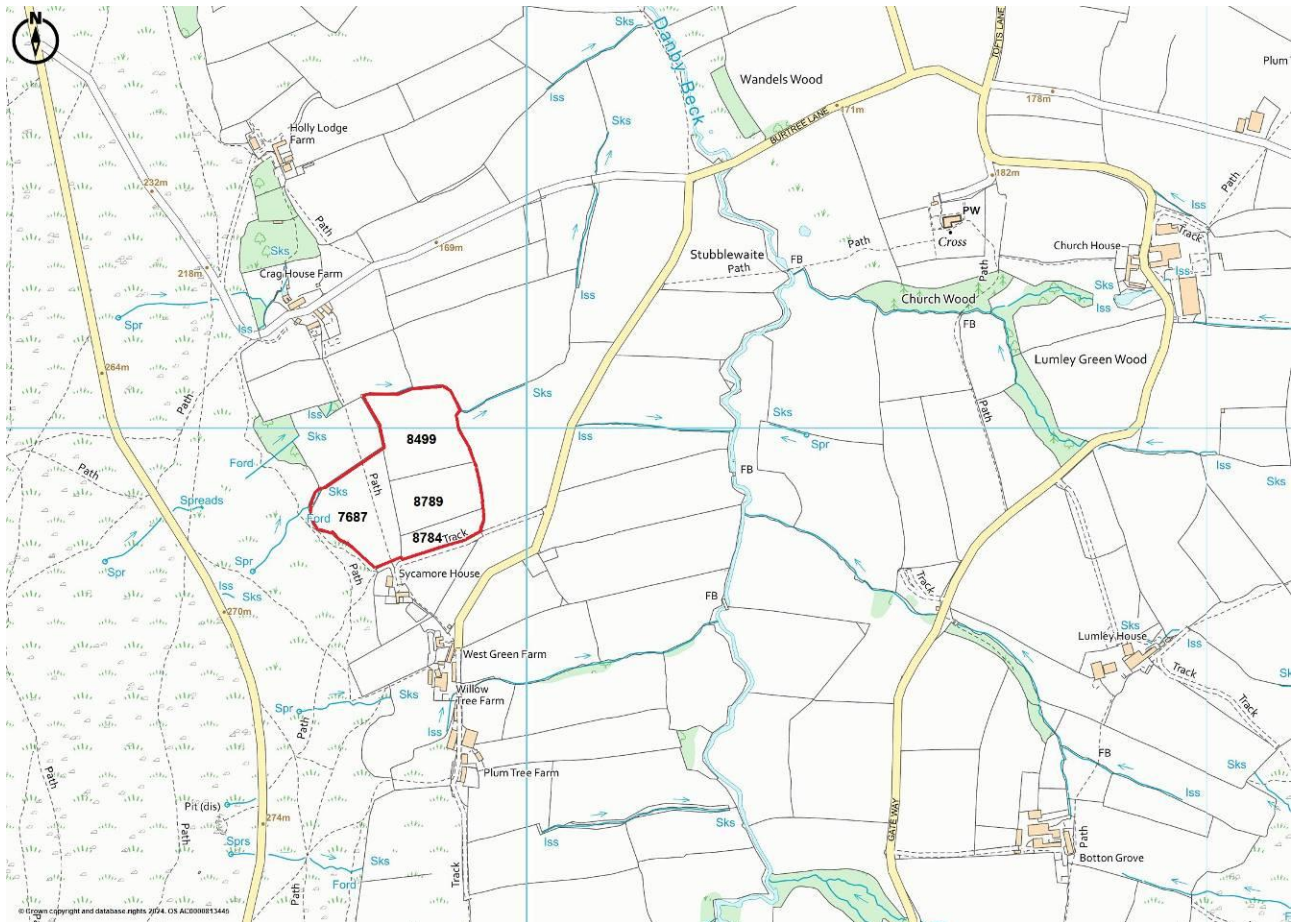


Call us for a free appraisal of your property if you are considering selling



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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.

Photos used on this set of particulars were taken November 2024



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