

108.66 ACRES

STAINTONDALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0EW

CUNDALLS

EST 1860





108.66 ACRES

STAINTONDALE

SCARBOROUGH

NORTH YORK MOORS NATIONAL PARK

YO13 0EW

Staintondale 0.5 miles, Scarborough 9 miles, Whitby 13 miles, Malton 30 miles (All distances approximates)

ATTRACTIVELY SITUATED BLOCK OF GRASSLAND AND MOORLAND FRINGE

“Excellent opportunity to purchase an attractively situated block of grassland and moorland fringe, located within the North York Moors National Park and offering agricultural, environmental, woodland creation and investment opportunities”

- 108.66 acres of grassland and moorland fringe set in two parcels
- Good access off Rudda Road
- Beautiful location within the National Park between Whitby and Scarborough
- Set a short distance from the North Yorkshire coastline
- Possible woodland creation or biodiversity off-setting opportunities
- Thorny Beck frontage providing attractive environmental and habitat features
- Mineral and sporting rights included within sale

FOR SALE BY PRIVATE TREATY AS A WHOLE

OFFERS OVER: £325,000

DESCRIPTION / BACKGROUND

The land comprises an attractive block of grassland, moorland fringe and amenity land extending to approximately 108.66 acres, situated a short distance from the Yorkshire coastline and within the North York Moors National Park, between Scarborough and Whitby.

The land is offered for sale as a whole, extending across two separate parcels, with the northern parcel extending to approximately 66.19 acres and the southern parcel extending to approximately 42.47 acres.

The property comprises a mixture of grassland and moorland fringe, currently utilised for grazing. The land offers agricultural, amenity and environmental opportunities including woodland creation, biodiversity net gain or carbon credit creation, subject to the necessary consents.

The land is accessed directly off Rudda Road and occupies an attractive rural position adjoining open countryside and areas of forestry within the National Park.

Overall, the land comprises a mixture of gently undulating and sloping pasture, rough grazing and moorland fringe, suitable for grazing, conservation and wider amenity purposes. Parts of the holding enjoy attractive long-distance views towards the Heritage Coast and surrounding National Park countryside.



LOCATION

The land is situated in an attractive rural position within the North York Moors National Park and is accessed directly off Rudda Road, located close to the village of Staintondale on the Heritage Coast between Scarborough and Whitby.

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

Staintondale is a modest rural hamlet comprising a range of residential houses, farmsteads and smallholdings. The nearby villages of Cloughton and Burniston provide a range of local services and amenities including schools, shops and public houses.

The property is located approximately 9 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 13 miles at Whitby.

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



GOVERNMENT AND ENVIRONMENTAL SCHEMES

The land is not currently entered any Environmental Scheme including the Sustainable Farming Incentive.

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.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that all Mineral, Sporting and Timber rights are in hand and included in 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 Edward Wilkinson MRICS FAAV and Stephen Dale-Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: Edward.Wilkinson@cundalls.co.uk or stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

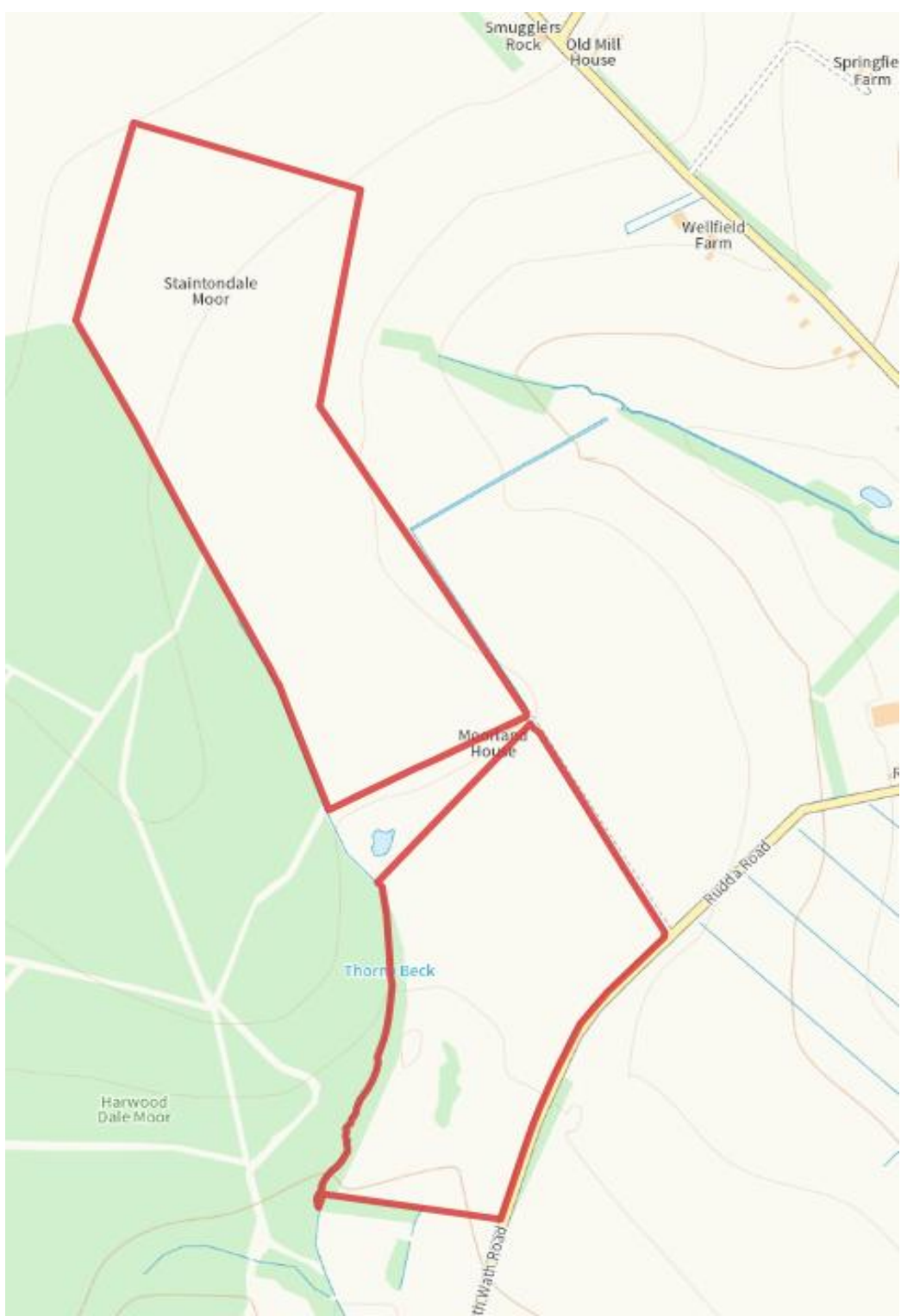
Planning: North York Moors National Park. Tel. 01439 772700
Services: None
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office of the time and date attending. Telephone 01653 697 820
Guide Price: Offers over £325,000

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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