

15.14 ACRES AT HARWOOD DALE

HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0LA

CUNDALLS

EST 1860





15.14 ACRES HARWOOD DALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0LA

15.14 ACRES ATTRACTIVELY POSITIONED PARCEL OF GRASSLAND

- 15.14 Acres of grassland and amenity woodland
- Beautiful location within the National Park on the edge of the village of Harwood Dale between Whitby and Scarborough
- Access Via a right of way off Gatela Road
- Superb potential with lovely views across the valley
- Possible woodland creation or biodiversity off-setting opportunity

FOR SALE BY INFORMAL TENDER

**BEST AND FINAL OFFERS DEADLINE:
2pm FRIDAY 7th JUNE 2024**

GUIDE PRICE: OFFERS OVER £60,000

DESCRIPTION / BACKGROUND

The property is beautifully situated within the North York Moors National Park and extends to approximately 15.14 acres of grassland and amenity woodland.

The land is accessed via a right of way directly off Gatela road, just to the north of The Mill Inn close to the village of Harwood Dale.

The land is gently sloping from west to east before levelling off towards the higher part of the parcel and consists of a block of three fields and a parcel of amenity woodland within a ring fence.

The land is currently fenced to a stockproof standard with either hedges or post and wire fencing and would appeal to agricultural or equestrian buyers or lifestyle type buyers.

The land also benefits from picturesque views of the dale, and would also lend itself to carbon offsetting or biodiversity net gain prospects.

LOCATION

The property is situated in a rural position in open countryside to the west side of Harwood Dale and is easily accessible to Whitby and Scarborough.

Burniston is located 5.5 miles to the east and is a well-served village, providing a range of services, including shops/Post Office, garage, public houses together with a primary school.

The heritage coastline is nearby and there is a large number of tourist attractions and outdoor recreation available in the area including footpaths and bridleways.

Further amenities can be found in the seaside spa town of Scarborough approximately 9 miles East. There is a large range of amenities and services with shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities and a railway station with connections to York, allowing access to the East Coast Mainline and therefore access to London within 2 hours.

The historic City of York is situated approximately 40 miles away with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

There are miles of nearby/adjoining bridleways which provide excellent walking over the attractive National Parks countryside



GOVERNMENT AND ENVIRONMENTAL SCHEMES

The land has been registered for RPA BPS entitlements but these will not be included in the sale. The land is not currently in any environmental schemes.

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.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that Sporting and Timber rights are in hand and included in the sale. Mineral rights are excluded.

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 Informal Tender, best and final offers must be submitted on the attached form no later than **2pm on Friday 6th June 2024**. If you have queries on the sale of the land then please contact Tom Watson FRICS or Stephen Dale – Sunley on 01653 697820 or email tom.watson@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 a 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 £60,000

NOTICE:

Details and Photographs April 2024

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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