



31 ACRES

GOWLANDS LANE, CLOUGHTON, SCARBOROUGH, NORTH YORKSHIRE

Cundalls



31 ACRES CLOUGHTON SCARBOROUGH NORTH YORKSHIRE

Cloughton 1 mile, Scarborough 7 miles, Whitby 15 miles, Malton 25 miles, (All distances approximates)

ATTRACTIVE BLOCK OF GRASSLAND AND AMENITY WOODLAND

- Productive grassland suitable for mowing or grazing purposes
- Attractive mature woodland shelterbelts and small woodland plantation
- Good road frontage and two separate access points off Gowlands Lane
- Spring fed water supply
- Well fenced with secure stock proof walls and post and wire fencing
- Lot 1 land comprises 14.8 acres of productive grassland
- Lot 2 land comprises 16.3 acres of productive grassland and a small woodland plantation

**FOR SALE BY INFORMAL TENDER: AS A WHOLE OR IN TWO LOTS
BEST AND FINAL OFFERS BY 12pm FRIDAY 21st JULY 2023**

Lot 1: 14.8 acres: Guide Price: offers over £110,000

Lot 2: 16.3 acres. Guide Price: offers over £120,000

GUIDE PRICE AS A WHOLE: £230,000

DESCRIPTION / BACKGROUND

A productive block of grassland with good road frontage situated in an attractive rural position north of Cloughton village and to the east of Harwood Dale within the North York Moors National Park.

The land is situated as a single block, but has two access points from Gowlands Lane to the north and south boundaries, so could be split and potentially sold as two parcels.

In all the land amounts to around 31 acres of which around 29.3 acres is productive grassland suitable for mowing or grazing and the remainder comprises mature mixed deciduous woodland shelterbelts and a small central plantation.

The land comprises four main grazing fields with a central woodland plantation and shelterbelts to the north and east boundary, there is also a small triangular copse to the far south west boundary.

There is the benefit of a spring fed water supply. All of the land is well fenced with stock proof fencing and is in excellent heart.

SOIL TYPES

The soil is shown in the Soil Series of England and Wales as being of the “Dale” type, described as “*Slowly permeable fine loamy over clayey soils*”

LAND GRADE

The land is shown on the former Provisional Land Classification Maps as Grade III.

LAND SCHEDULE

LOT ONE (edged red on plan)

Field No	Acres	Description
1790	5.31	Grassland
3888	8.99	Grassland
2397	0.51	Woodland shelterbelt
TOTAL	14.8	

LOT TWO (edged blue on plan)

Field No	Acres	Description
2073	7.70	Grassland
3970	7.01	Grassland
3378	1.28	Woodland
4773	0.3	Woodland shelterbelt
TOTAL	16.3	

LOCATION

The land is located in open countryside in a rural position approximately 1 mile north of the village of Cloughton in an attractive southerly position on the edge of Harwood Dale located between Scarborough and Whitby, North Yorkshire.

The land is accessed off Gowlands Lane which leads between the A171 (Scarborough to Whitby road) and Harwood Dale.

Cloughton is a traditional rural village, situated on the eastern edge of the North York Moors National Park, situated approximately 6 miles north of Scarborough and 15 miles south of Whitby. Cloughton has a limited range of amenities and services with a village store and public house.

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

The land can be identified by Cundalls ‘For Sale’ board and the plan within these details.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT ENTITLEMENTS

The land, has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme (BPS). No entitlements will be included with the sale.

ENVIRONMENTAL SCHEMES

The land is not within 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. There are no footpaths or rights of way crossing the holding.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral 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 Informal Tender (best and final offers) as a whole or in two lots. Please complete and return the enclosed tender form by 12pm on Friday 21 July 2023 to Cundalls Malton office.

If you have queries on the sale of the land then please contact Tom Watson on 01653 697820 / 07931 520 677 tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Spring water supply.

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: In daylight hours with set of particulars, unaccompanied at own risk.

Guide Price: Lot 1: Offers over £110,000 Lot 2: Offers over: £120,000

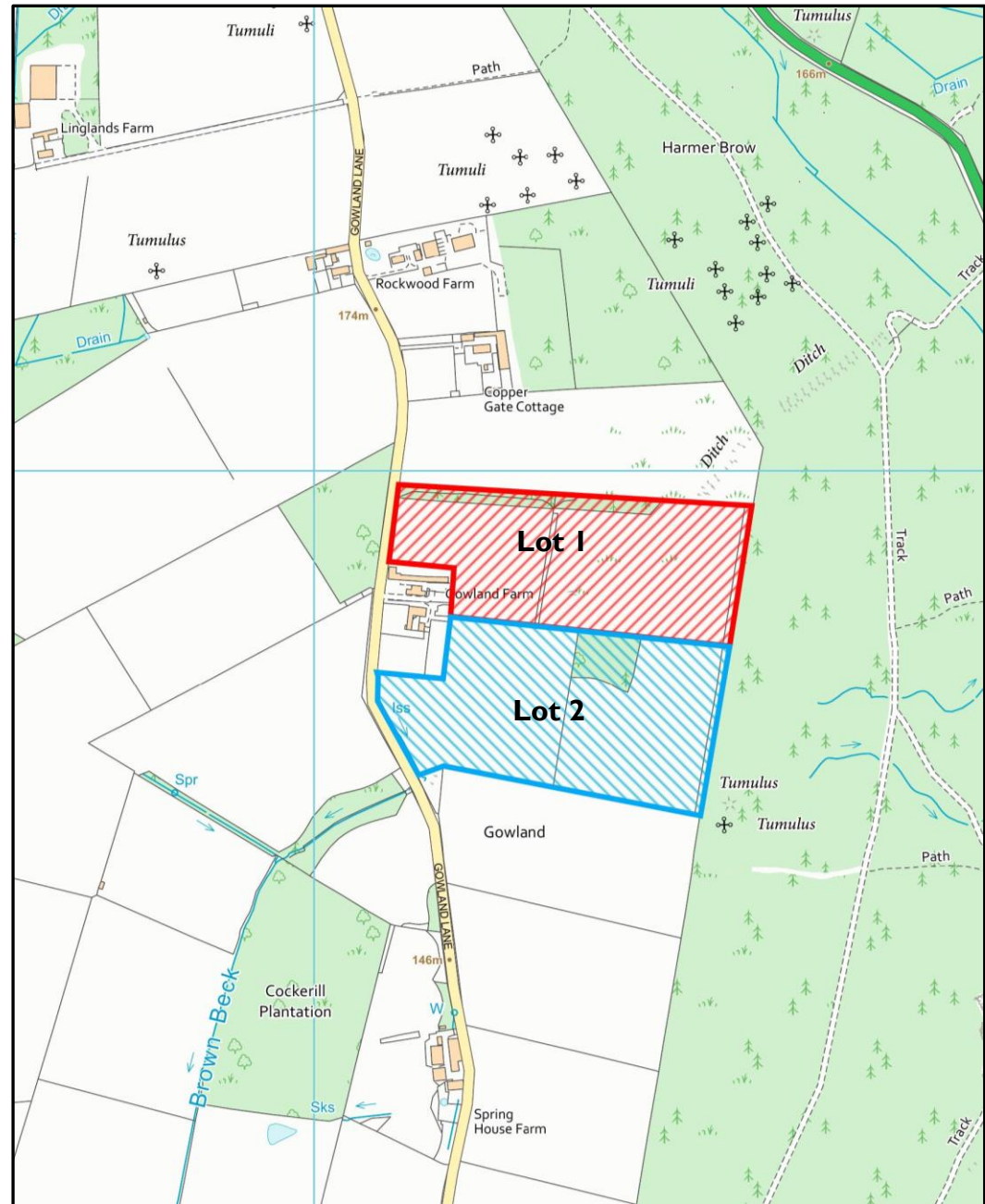
NOTICE:

Details and photos prepared May 2023

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.







PROFESSIONALS IN PROPERTY SINCE 1860



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