

# RICHARDSON & SMITH

*Chartered Surveyors*

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## AMENITY GRASSLAND FOR SALE AT FYLINGTHORPE WHITBY NORTH YORKSHIRE

**EXTENDING TO APPROX. 6.00 ACRES (2.43 HECTARES)**



**A SINGLE FIELD OF PERMANENT PASTURE FOR SALE  
AT FYLINGTHORPE NEAR ROBIN HOODS BAY WITH ACCESS  
DIRECTLY FROM THE COUNCIL ROAD**

**FOR SALE BY INFORMAL TENDER AS A SINGLE LOT  
CLOSING AT 12 NOON ON FRIDAY 10<sup>TH</sup> JANUARY 2025**

**OFFERS OVER: £50,000**

[email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

[www.richardsonandsmith.co.uk](http://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 at Fylingthorpe, directly off Middlewood Lane just beyond the Cricket Field. It lies approximately 6 miles to the South of Whitby.



## **Description**

A single regularly shaped field of permanent pasture OS 7408 extending to approximately 6.0 acres (2.43 hectares). It has access point directly off Middlewood Lane. The field is all level land which adjoins the Cinder Track to the East and is bounded by a combination of mature hedges together with post and wire fences. There is a small concrete hardstanding pad near to the field gate.

## **Water**

There is understood to be a mains water supply in Middlewood Lane but which is not connected to the field itself. Intending purchasers should make their own enquiries to Yorkshire Water regarding connection and meters to the field.

There are no other water supplies.

## **Sporting and Mineral Rights**

Sporting and Mineral Rights are understood to be in hand and will pass on completion.

## **Subsidy Status and Agri-Environment Schemes**

This field was registered and claimed on under the BPS scheme, however this scheme is in its transition phase and the vendor will retain the run off payments. There are no other agri-environment schemes currently in place on this land.

### Recent Farm Policy

The field has been used for normal agricultural grazing and cutting in the past few years.

### Tenure and Completion

The land is to be sold freehold with vacant possession on completion.

### 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

### Boundary Fences, Walls & Hedges

The vendors will only sell such interest that they may have in the boundary walls, fences and hedges as shown on their title deeds.

### Viewing

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



### Directions

Approaching Fylingthorpe crossroads from Robin Hoods Bay, turn left onto Middlewood Lane. Pass Middlewood Farm Caravan Park and the village cricket field. After bisecting The Old Cinder Track the field is on your right as marked by the Richardson and Smith For Sale board.

**What 3 words reference: drift.details.tangling.**



### Method of Sale

The land is to be sold by informal tender, with all offers closing at 12 noon on Friday 10<sup>th</sup> January 2025. Offers should be completed 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 Fylingthorpe', or else emailed by the same date to [email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)



### 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.*

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**Tel: (01947) 602298**

**Fax: (01947) 820594**

**OFFER FORM - SUBJECT TO CONTRACT**

**AMENITY GRASSLAND FOR SALE AT FYLINGTHORPE, WHITBY,  
NORTH YORKSHIRE**

**EXTENDING TO APPROXIMATELY 6.00 ACRES (2.43 HECTARES)**

**OFFER FROM**            NAME .....  
  
                                 ADDRESS .....  
                                 .....

                                 TELEPHONE .....

                                 EMAIL .....

**SOLICITOR**            NAME .....  
  
                                 ADDRESS .....  
                                 .....

                                 TELEPHONE .....

I/WE WISH TO OFFER, SUBJECT TO CONTRACT, FOR THE AMENITY GRASSLAND FOR SALE AT  
FYLINGTHORPE, WHITBY, NORTH YORKSHIRE

.....POUNDS  
(PLEASE WRITE YOUR FIGURE IN WORDS ALSO)

ADDITIONAL NOTES WITH REGARD TO MY/OUR OFFER: -

.....  
.....  
.....

SIGNED .....

DATED .....

TENDERS TO BE SUBMITTED BY 12 NOON ON FRIDAY 10<sup>TH</sup> JANUARY 2025

MARKED 'LAND AT FYLINGTHORPE' EITHER SENT BY E-MAIL TO [email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk)

OR BY POST ADDRESSED TO  
RICHARDSON AND SMITH, 8 VICTORIA SQUARE, WHITBY, NORTH YORKSHIRE, YO21 1EA

**Notes For Offerors:**

1. Offers should be submitted on this form.
2. To reduce the possibility of there being two identical offers, your offer should be of an uneven amount.
3. Offers should not make reference to any other offer.
4. Offers must be for a figure certain, expressed in pounds sterling.
5. The Vendors reserve the right not to accept the highest offer, nor indeed any offer. We would confirm that it is their intention to dispose of this property if suitable offers are received and it is hoped that a sale will be agreed as soon as possible after the closing date.
6. An indication should be given as to whether the offer is subject to obtaining a mortgage, the sale of another property, or cash.
7. Offers can be submitted by post, fax or email, however if your offer is not submitted in person, you should contact the office to ensure that your offer is safely received.

***NB. Please note that you will be asked to provide proof of funds if your offer is to be accepted and you will also need to be able to show suitable ID.***