



Dee
Atkinson
& Harrison

Land and Building at Scarborough, Nr Beverley, East Yorkshire YO25 9AZ
Grassland Extending to 4.67 acres (1.89 hectares) with Traditional Brick & Tile Building

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For Sale by Private Treaty

A single parcel of permanent pasture extending to 4.67 acres (1.89 hectares) together with a traditional brick-built livestock shelter.

For Sale by Private Treaty

Beverley 4 miles | Driffield 7 miles | Hull 11 miles | York 26 miles - (All distances approximate)

DESCRIPTION

The land comprises a single parcel of permanent pasture, with moat water feature, together with a traditional brick-built livestock shelter with development potential for residential or amenity use, subject to any necessary planning consents. In all extending to approximately 4.67 acres (1.89 hectares).

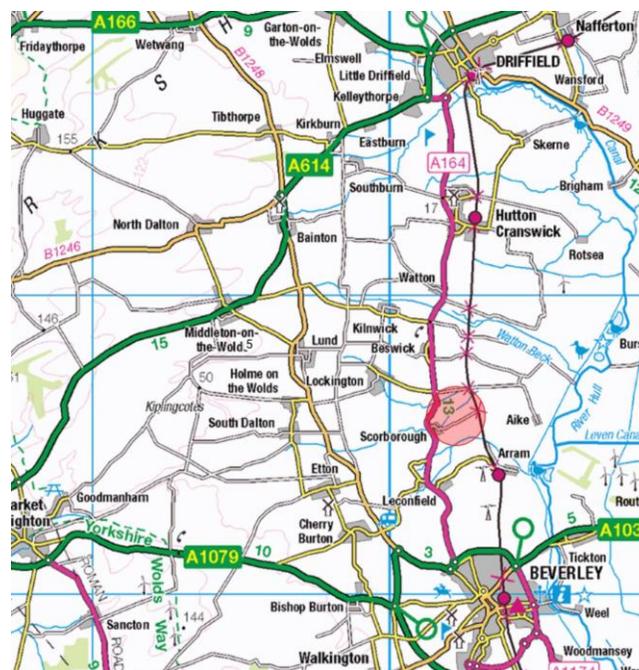
The land is classified as Grade 3 and includes a Scheduled Monument extending to approximately 1.30 acres (0.53 hectares) identified as 'moated site 310m east of Scarborough church'. The land is generally flat with the exception of the site of the Scheduled Monument to the north. The boundaries consist of post and wire fencing as well as mature hedges.

LOCATION & ACCESS

The land is located on the eastern edge of the village of Scarborough, which adjoins the A164 between the towns of Driffield and Beverley, East Yorkshire.

Access to the land is obtained via a private track which leads from Scarborough Lane as well as having a further direct access on to Scarborough Lane.

LOCATION PLAN



GENERAL INFORMATION

Method of Sale

The land is offered for sale by Private Treaty. The Vendor(s) reserve the right to conclude the sale by any other means at their discretion. Interested parties are required to register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

Tenure

The property is offered for sale freehold with vacant possession available on completion.

Basic Payment Scheme (BPS) & Agri Environment Schemes

The land has been registered on the Rural Payments Agency Rural Land Register and has been used historically to claim the Basic Payment Scheme. The de-linked payment is to remain with the Vendor(s).

Services

There are no services connected to the land.

Nitrate Vulnerable Zone (NVZ)

The property is located within a surface water Nitrate Vulnerable Zone.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire HU17 9BA. T: 01482 887700.

Sporting & Mineral Rights

In so far as they are owned, the sporting and mineral rights are in hand and included in the sale.

Easements, Wayleaves & Rights of Way

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas, and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

Value Added Tax (VAT)

If any part of the property or any right attached to it is chargeable for the purposes of VAT, such tax will be payable by the Purchaser(s) in addition to the purchase price.

Plans, Areas, Schedules and Information

The plan provided in these sale particulars is for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in March 2025. The photographs were taken in February 2025.

Contaminated Land

The Vendor(s) are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor(s) does not give any guarantee or guarantees in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

Guide Price

Offers over £85,000.

Viewing/Further Information

Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison. Please contact:

Davina Fillingham MRICS FAAV Nsch on 01377 253151

Davina@dee-atkinson-harrison.co.uk

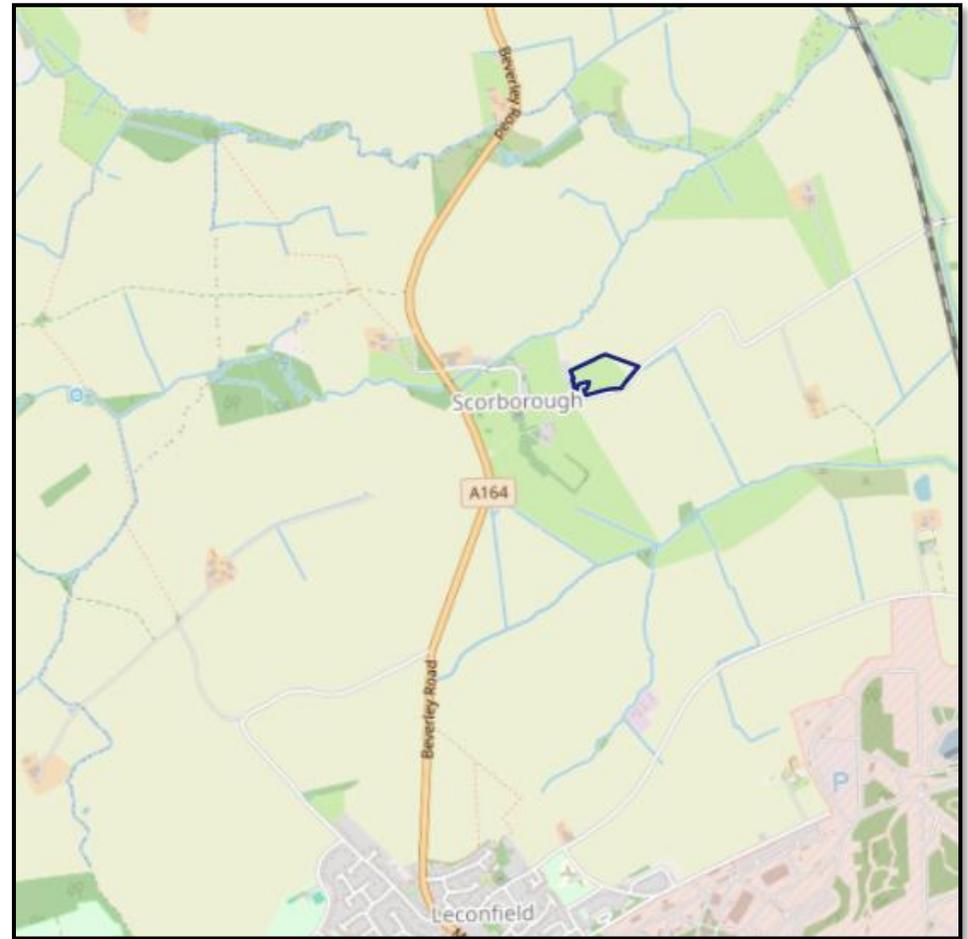
Or

Robert Clark on 01377 253151

bob@dee-atkinson-harrison.co.uk



Boundary Plans



DEE ATKINSON & HARRISON
THE EXCHANGE
EXCHANGE STREET
DRIFFIELD
E YORKS
YO25 6LD
Tel: 01377 253151

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendor or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

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