



KILMARNOCK FARM, STAITONDALE ROAD, CLOUGHTON, YO13

Offers Over £250,000

Carter Jonas

A productive block of pastureland and woodland extending in all to approximately 38.94 acres (15.76 hectares) and comprises pastureland extending to 32.87 acres and amenity woodland extending to 6.07 acres.

The land is undulating in nature rising from 130 metres above sea level on the eastern boundary to 160 metres above sea level centrally and 130 metres above sea level on the western boundary. The land is bounded by a mixture of mature hedgerow and timber post and wire fencing. Water supply (Scottish Water).

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession.

ENVIRONMENTAL SCHEMES

The land has not been entered into any Environmental Schemes.

WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute. The mine and mineral rights are reserved in favour of a third party.

LOCAL AUTHORITIES

North Yorkshire Council
www.northyorks.gov.uk

North York Moors National Park
www.northyorkmoors.org.uk







DIRECTIONS

Travel north from Scarborough on the A171 through the villages of Scalby and Burniston. In the village of Cloughton turn right onto Newlands Road and the land is situated on the left hand side after approximately 2 miles.

HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VIEWINGS

**Please call Carter Jonas to arrange access
01904 558200**

WHAT3WORDS

/// /// nicely.tides.form

(Please be advised some photographs supplied by vendor and not verified by agent)

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Offices throughout the UK

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