



## Land and Building at (0.11 acres) West Lane, Snainton | Scarborough

A rare opportunity to purchase a single parcel of grassland extending to 0.11 acres (0.04 ha) and building within the village of Snainton.

The land will appeal to a wide range of purchasers including those with agricultural, horticultural or amenity interest subject to necessary consents.



**Offers Over £40,000**

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## DESCRIPTION

The land comprises a single parcel of grassland with Nissan Hut suitable for agricultural, horticultural or amenity purposes extending to 0.11 acres (0.04 ha) or thereabouts.

The land is ideally located with road frontage onto West Lane along the northern boundary.

## BUILDING

### Nissan Hut

22' x 18' (6.71m x 5.49m)

Former Nissan Hut of concrete block construction under semi-circular cement fibre roof.

## SERVICES

The property benefits from a mains water and electric connection.

## SITUATION

The property is situated within the village of Snainton approximately 10 miles west from the coastal town of Scarborough and approximately 8 miles east from the market town of Pickering, with essential shopping and transport facilities and within easy access of the A170 and A64 for commuting to Malton, York and Leeds.

## ACCESS

The land is ideally located with road frontage from West Lane along its northern boundary. West Lane leads onto a hardcore driveway.

## TENURE

We understand the tenure to be freehold with vacant possession on completion.

## WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefits of all wayleaves and easements whether mentioned in these sales particulars or not.

## SPORTING AND MINERALS

Sporting and Mineral Rights are included in the sale so far as they are owned.

## RIGHTS OF WAY

There are no public rights of way that cross the land.

## LOCAL AUTHORITY

North Yorkshire County Council  
County Hall  
Northallerton  
DL7 8AD  
Telephone 0300 131 2131



### VIEWING

By permit from the Agent. Please note that if you have downloaded these particulars from our website please contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

### GUIDE PRICE

Offers over £40,000

### METHOD OF SALE

The land is offered for sale by private treaty. The vendor reserves the right to conclude the sale via any means.

### VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

### ANTI MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### VENDOR'S SOLICITOR

Jepson Longstaff Midgley Solicitors LLP, House 1, Lora Courtyard, Wesley, Wykeham, Scarborough

### PLANS, AREAS AND MEASUREMENTS

The plans, areas and measurements provided are a guide and subject to verification with the title deeds. The land is identified on the attached plan, shown edged in red. It will be the responsibility of any prospective purchaser to plot the boundary of the land following the sale and to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.



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50 m  
Scale 1:1400 (at A4)



## VIEWING

Strictly by permit from the Agents

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.  
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**BC**  
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