

FOR SALE

IAIN SIMPSON
&
COMPANY

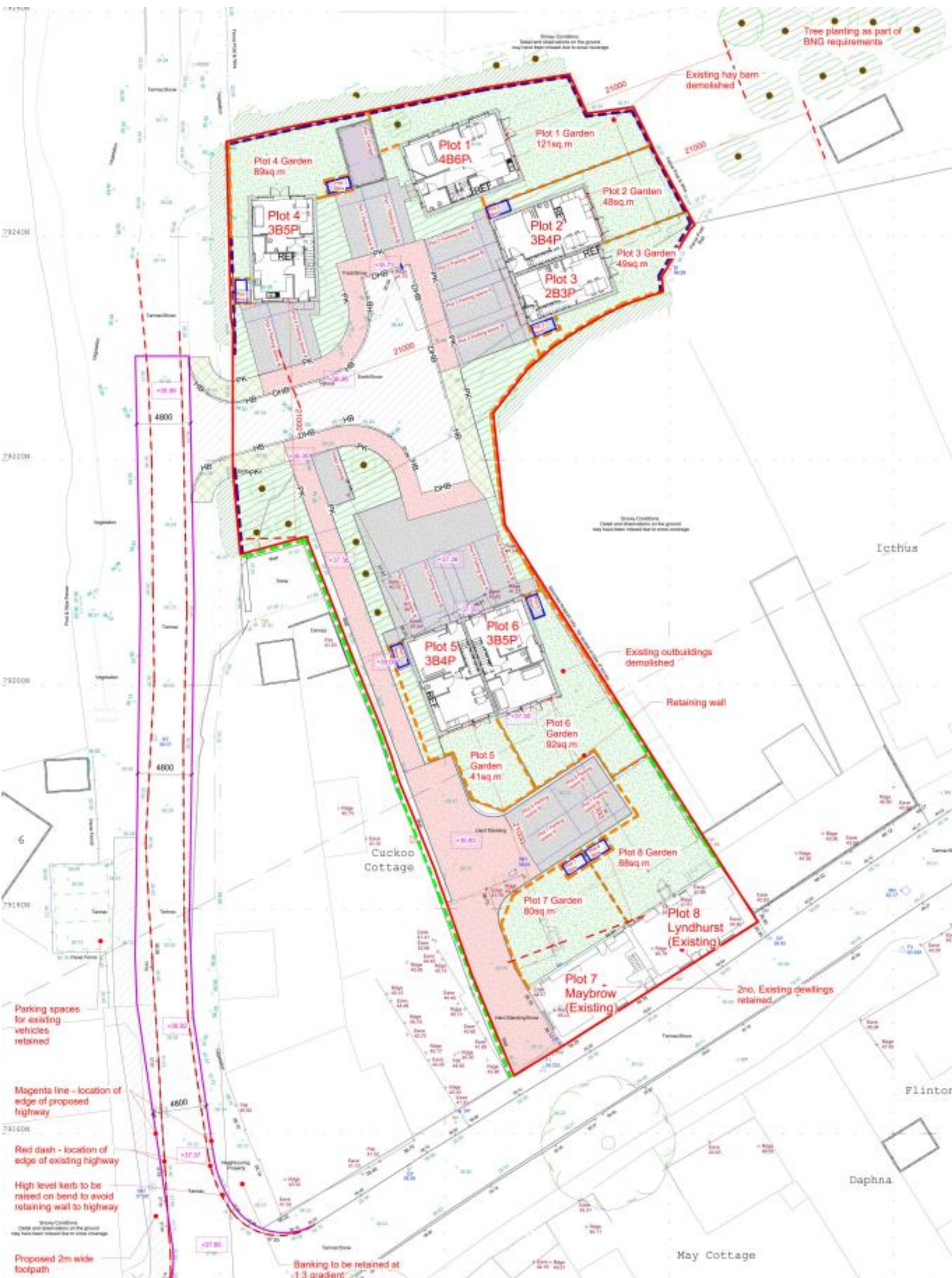
Former Farmyard and Cottages at Main Street, Staxton, Scarborough,
YO12 4RZ

Residential Development Opportunity comprising land benefitting from full planning permission for 6 new dwellings together with two cottages in need of refurbishment with planning permission to provide gardens and garages.



KEY POINTS

- 0.54 acres (0.22 Ha) gross site area.
- Full planning permission granted for 6 residential dwellings ([ZE25/00843/FUL](#)) to be accessed off Carr Lane.
- Sale includes two farm cottages in need of refurbishment with road frontage, approved access from Main Street, and provision for gardens.
- No affordable housing liability.
- Village location with excellent access to the A64.
- Unconditional Offers are sought.





IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

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LOCATION

The site is located in Staxton, a small village off the A64 approximately five miles south of Scarborough, benefitting from a village hall, primary school, fuel station with a convenience store, and a fish and chip restaurant. Staxton is well located for access to Scarborough and Filey as well as excellent access to the A64 providing routes to Malton, York and beyond.

TECHNICAL INFORMATION

A range of technical reports and surveys have been commissioned on the site. All planning and technical information is available via the [Planning Portal](#) or by email upon request to interested parties. Please contact Lottie Exton for further information.

TENURE

The site is for sale freehold with vacant possession upon completion.

VAT

The sale will not be subject to VAT.

WAYLEAVES, EASEMENTS, RIGHTS AND RESTRICTIONS

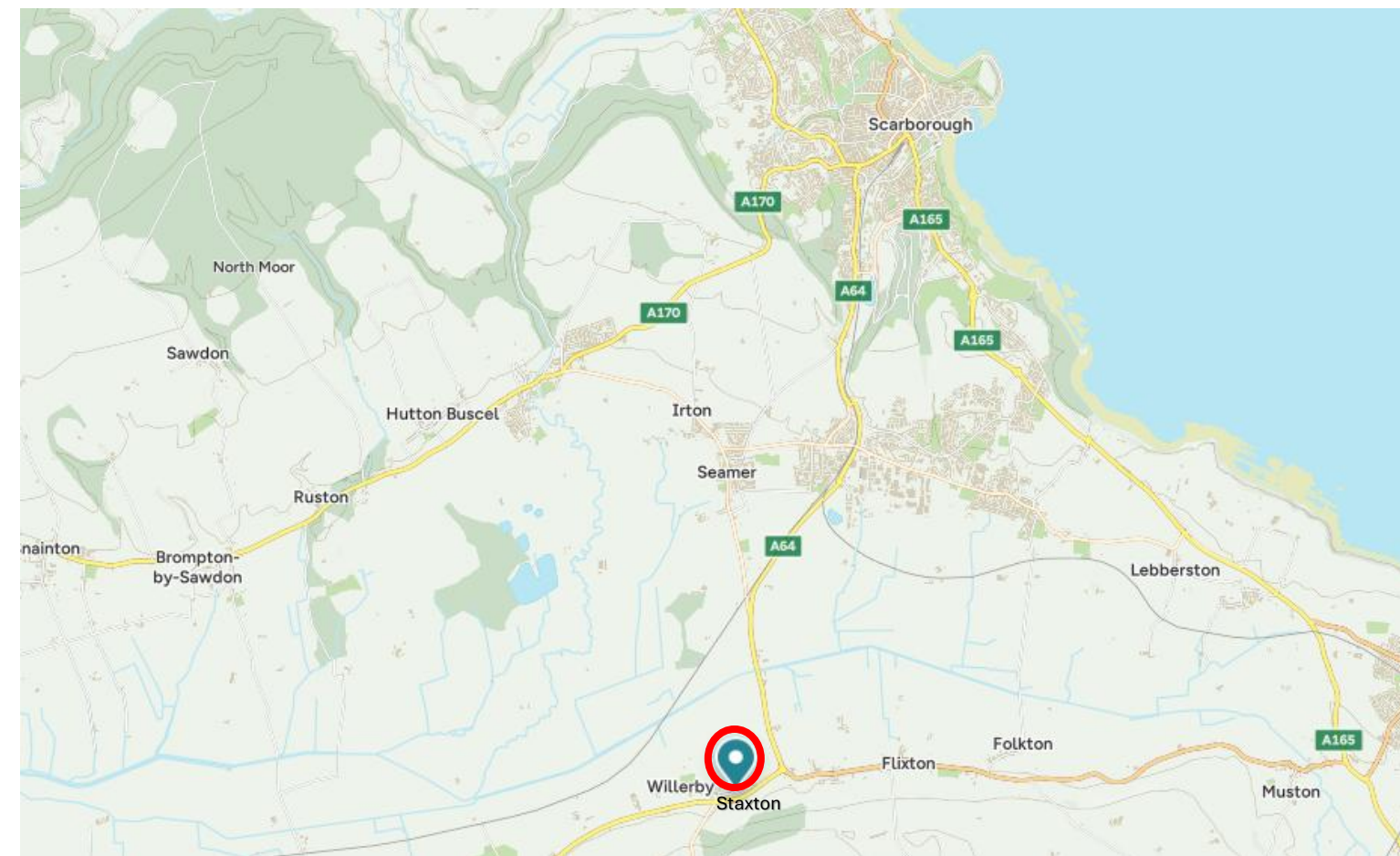
The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

SERVICES

Interested parties should make their own enquiries regarding service connections.

METHOD OF SALE

Offers should be submitted to Lottie Exton.



VIEWING AND FURTHER INFORMATION

The site can be viewed from Carr Lane and Main Street. For site access please contact Lottie Exton. Alternatively, a site walkover video can be provided upon request.

CONTACT DETAILS

Lottie Exton
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SUBJECT TO CONTRACT
FILE REF: 381
MAY 2026



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