



Clay Hall Farm, Moor Road, Easington, Saltburn-by-the-Sea, TS13 4TN

Potential for further Leisure or Residential Development (Subject To Planning)

- 3-bedroom Detached Bungalow
- 3 Newly Converted Holiday Let Cottages
- Potential For Development
- Recently Constructed Double Garage
- Located On The A171
- North Yorkshire Moors National Park

Summary

Available Size	3,853 sq ft
Price	Offers in the region of £750,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Description

Comprising of a 3-bedroomed detached bungalow with a detached double garage alongside three recently converted holiday cottages and approximately 5 acres of woodland. Access is directly off the A171 within the North Yorkshire Moors National Park. Approachable from 2 entrance/ exit points the private roads lead to a central parking area next to the original detached bungalow recently renovated throughout. There is a newly constructed double garage and barn conversions developed by the current owners providing an additional income.

The barn holiday let conversions, The "Deers Den" (1-bedroom), "Owls Nest" (2-Bedroom) and "Rabbits Warren" (2-Bedroom) will include all of the furniture, fixtures and fittings in the holiday lets. These are currently managed by cottages.com. This idyllic location is proving very popular with holiday makers with increasing volumes of bookings for the holiday cottages.

The boundary of the land can be viewed on site. The area comprises of fenced gardens for the holiday cottages and bungalow. There is additional land & woodland leading to further open land included in this sale. (approximately 5 acres).

Location

Clay Hall Farm holiday cottages are located off the A171 in the North Yorkshire Moors, near Easington, Saltburn-by-the-Sea. Perfectly situated for exploring the stunning North Yorkshire countryside and coastline. Just a 3-minute drive away is Scaling Reservoir, where you can enjoy windsurfing, paddleboarding, and hearty meals at a large coaching inn, families will love the play area and mini golf nearby.

The North York Moors National Park offers a range of scenic walking trails and tourist attractions a 15-25 minute drive away. Why not take a ride on the North York Moors steam heritage railway, providing a unique way to experience the vast, rolling heather-clad moorland journey to Whitby. Also a must visit to the famous Hamlet of Gothland, for any fan of "Heartbeat" and "Harry Potter".

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Outdoor - Woodland & Land	217,800	20,234.28	Available
Ground - Buildings	3,853	357.96	Available
Total	221,653	20,592.24	

Viewings

All viewings are by appointment only



Viewing & Further Information



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