

NYMNPA

26/09/2019

**From:**  
**To:** [Jill Bastow](#)  
**Subject:** Scar View Pavenscar CUMMINS  
**Date:** 26 September 2019 12:13:27  
**Attachments:**

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*With reference to your letter to Mr Cummins with regard to the removal of the local occupancy restriction, I can confirm that there has been seven viewings on the property since it was made available on 3/5/2018. Five of the viewings qualified under the restriction and two had rather dubious claims none decided to make an offer for various reasons such as the garden was not large enough, one couple wanted an older property however one common factor was concern of future reselling due to the occupancy restriction.*

*I would confirm the we get on average one enquiry per week from people who like the property but who do not meet the local occupancy criteria.*

*If the local occupancy restriction were to be lifted I would recommend an asking price of £470,000 in the current market place. To follow are the sales details for Scar View as requested.*

Marion Hall  
BRANCH MANAGER  
BRIDGFORDS ESTATE AGENTS  
WHITBY



EPC Awaited

26/09/2019

NYMNP/A

Scar View, Raven Hall Road, Ravenscar, Scarborough, North Yorkshire, NA, YO13 0NA

In the region of ~~£399,950~~

£379,950 Reduced from 9/11/19

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Ground Floor



1st Floor



2nd Floor



**NATIONAL PARKS LOCAL OCCUPANCY RESTRICTION IN PLACE. Beautiful five double bedroom house with garage, parking and views.**

Situated in an elevated position above the stunning heritage coastline with views across the water to Robin Hoods Bay. Approximately sixteen miles south east of Whitby this stunning hamlet has got to have some of the most amazing sea views in the area yet surrounded by the most wonderful rural landscape of rolling hills and fields.

Spanning three floors this spacious, bright property offers good sized accommodation throughout from the large hall to the sizable en-suite bathroom. There is a large, well equipped kitchen with stylish dining/breakfast area and a through lounge with an inglenook fireplace and doors into the rear garden a perfect place to entertain friends and family. Anyone looking for a fabulous property in a brilliant location for enjoying the outdoor life then your search is over. Internal inspection is highly recommended.





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Viewing arrangement by appointment

Bridgfords, 27 Flowergate, Whitby


 propertywide

 Zoopla

 rightmove

 PrimeLocation.com

 The Property Ombudsman

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given as to their working order.**

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