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Auctioneers

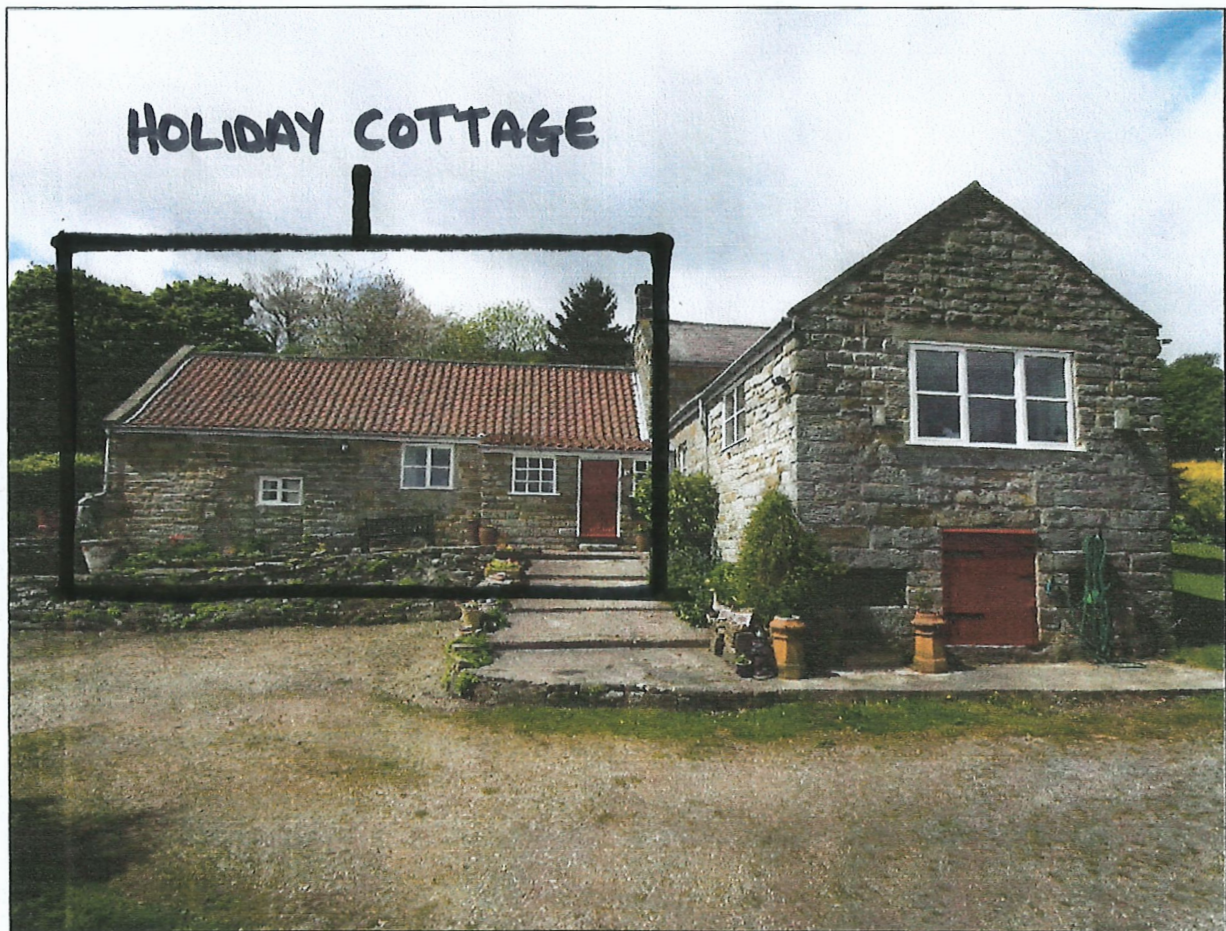
Valuers

Estate Agents

NYMNPA

30/03/2023

UNDER HILL COTTAGE, BLUE BANK, SLEIGHTS



A BEAUTIFULLY PRESENTED PERIOD FARMHOUSE WITH A ONE BEDROOM ANNEXE WHICH COULD BE READILY INCORPORATED BACK INTO THE ORIGINAL HOUSE TO CREATE ADDITIONAL ACCOMMODATION. HAVING RETAINED PLENTY OF CHARM AND CHARACTER AND WITH ITS RURAL LOCATION, LARGE GARDEN AND LOVELY VIEWS, WE THINK IT IS LIKELY TO ATTRACT PLENTY OF INTEREST.

Accommodation:

Entrance Hall

Main House: Inner Hallway, Lounge, Cloakroom, Farmhouse Kitchen, Snug

1st Floor: Landing, 2 Bedrooms, Bathroom

Annexe: Living Room with Kitchen to end, Bathroom, Bedroom

Externally: Gardens and patios surrounding the property, Range of traditional outbuildings

HOLIDAY
COTTAGE
ADVERTISED

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



Outbuildings

Lying opposite the house on the far side of the courtyard parking area is a range of traditional stone buildings under a pan tile roof. The range has light and power, although it is currently disconnected at the property and we understand this could easily be reconnected. The range is divided into 4 distinct areas, the first of which is a small shed set at the Coach House end to the rear and is a small storage area.



Coach House Barn: This is the largest part of the range and has a most attractive arched entrance door. It is approximately 19'0 deep and could, in our opinion, easily be used as double garage. Due to items stored, it has not been possible to gain a width measurement. This building has retained a large percentage of the original beams.

Store Area: 10'4 x 8'0 approx.

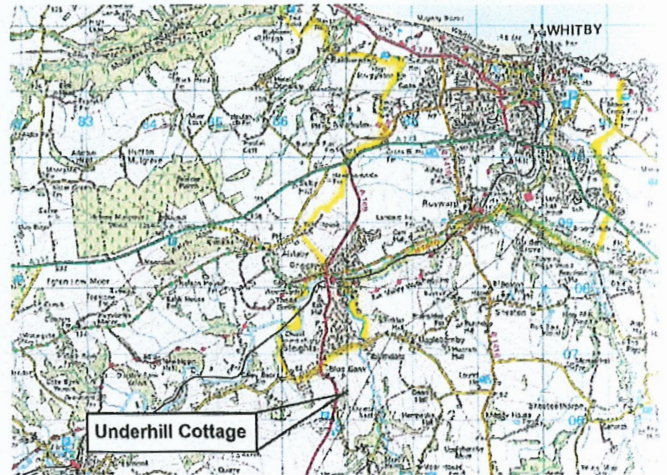
Store (2): 10'4 x 5'7 approx.

Energy Efficiency Rating		Current	Potential	Energy Efficiency Rating		Current	Potential
England & Wales EU Directive 2002/91/EC			57	England & Wales EU Directive 2002/91/EC		57	

Underhill Cottage The Annexe

Viewing: By appointment with the selling agents Richardson and Smith Tel: (01947) 602298.

Directions: From Whitby, head out of town along on the A169 road towards Pickering. Follow this road through Sleights, over the bridge and start to climb Blue Bank, drive past the garage and The Plough Inn and turn left almost immediately beyond the second 40mph sign into the sheltered gateway. A short steep access lane then leads down the hill over the cattle grids and Under Hill Cottage is on your right hand side opposite the farm buildings.



Services: The property is understood to be connected to mains water and electricity. It has its own private septic tank and oil fired central heating and hot water running off the boiler located in the weather proof box on the patio outside the annexe.

Business Rates: Because the property is a commercial holiday let it pays business rates rather than council tax. Rateable Value £3,650 per annum. Rates payable are therefore £1,686.30 per annum for 2013-14 before reliefs.

Post Code: YO22 5EU



Important Notice

Richardson and Smith for themselves and the vendors or lessors of this property whose agents they are give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of Richardson and Smith or their clients. Neither Richardson and Smith nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order.

GENERAL REMARKS AND STIPULATIONS

• GUESTS •

13th - 16th March 2023
Peter & Sarah (Herron)

Had an awesome few days away
this place is fantastic - we will be
back - Thank you for such a wonderful
get away x

17th - 19th March:

Stuart & Sarah

NYMNPA

30/03/2023

We had lovely weekend
Thank you so much.
The Cottage Lovelies

• GUESTS •

Kayleigh & Shane (13th - 15th Feb 22) Such a lovely cottage, very clean
Farnham, Surrey & homey! The little thoughtful
extras were unexpected surprises that you wouldn't find in a
hotel stay 😊 so happy we choose to stay here and will
definitely return with the kids! Thank you Tina for being
on hand to help with our arrival, you a godsend ❤️, will
be highly recommending this hidden treat xx

Janine & Rob 18-20 Feb 2022

Thank you for a lovely stay. The
cottage is perfect & we've had
a great relaxing couple of days
p.s. we've loved just sitting & watching
the birds - so calming 😊

Donna & Mark
Elland, Halifax

Dave + Margere
Larbert, Scotland

Tim and Debbie
Darlington

• GUESTS •

Karen & Dave Barnsley
28th Dec - 1st Jan

Beautiful cottage
so nice and peaceful
Just what we needed

thankyou - - -

Tara + Charley - Leeds
1st Jan - 3rd Jan

An excellent way to start
the new year!

Thank you 😊

Rachel + Darren Berratt
3rd - 6th Jan 2020
Huddersfield

Just what we needed - a lovely
little relaxing retreat!!
Perfect - thank you ♡

Tony & Sharon -
11 - 13 Jan 2020

Vanessa + Adam
24th - 26th Jan

Visitors

Date	Name	Address	Remarks	
30/04/18	DARREL + PAM ROLLINGS	HUDDERSFIELD	THIS COTTAGE + THE HOSTS ARE A LITTLE HIDDEN GEM. I HOPE TO COME BACK AGAIN SOMETIME. WILL CERTAINLY RECOMMEND.	12
			Thanks to Andy + Tina.	25
9-5-18	LES AND PA.	SHIPLEY. W. YORKS.	TINA, ANDY, AND THEIR TWO CHILDREN EVIE, AND WILLIAM ARE THE NICEST FAMILY YOU COULD EVER WISH TO MEET. AND THE IDILIC COTTAGE WE STAYED IN IS JUST BRILLIANT, MY WIFE AND I HAVE BEEN HERE SEVERAL TIMES AND WE WILL BE BACK MANY TIMES MORE. ALL OUR LOVE LES AND PA. XX	27

Visitors

Date	Name	Address	Comments	
6-MAY 17	NICK + DI	NORTHALLERTON	NICE SHORT STAY IN A COMFORTABLE COSY COTTAGE, SURROUNDINGLY FANTASTIC SCENERY WILL BE BACK FOR LONGER NEXT TIME!	1 st 1 st 1 st 1 st
8-MAY 17	Dave & Jan	Lincolnshire	Beautiful Cottage Everything we needed for a real relaxing break Many thanks to you both	
12-14 MAY 17	CHARLOTTE + ALLAN	NOTTINGHAMSHIRE.	Another lovely stay, thank you so much. We hope to be back and bring our kids too! xxx.	1 st 1 st - 22 nd

Reviews

26th - 29th Sept 15. MARLOW + JOHN MANCHESTER

Ideal for us.
Great setting
Enjoyed our stay
Thanks

7th-8th. Sept. 15. Alison and Alan. Bolton, Lancashire.

Fab find!! Perfect spot for relaxation and discovery.
Been to the Abbey at Whitby
Been to Heartbeat country at Goathland. Off to the seaside tomorrow on our way home.
Perfect cottage, stunning location. Thoroughly enjoyed.
Thanks. x

Visitors

Date	Name	Address	Remarks
12/10/13	ANDY & NIKKI COLBOURNE	CHANCEL WAY, BRADFORD	LOVELY RELAXING BREAK GREAT COUNTRY SETTING ALREADY BOOKED FOR NEXT YEAR. 😊 X
2/11/13	RICHARD, YASMIN AND REECE.	SHIPLEY, WEST YORKS.	NINTH VISIT - STILL LOVELY - HOPE TO RETURN FOR A TENTH we had a fabulous 2 days relaxing, cottage beautiful - we hope to be back.
8/11/13	Steve and Trudy	Sutton-in-Ashfield, NOTS	Relaxing break enjoyed every minute & lovely, cottage, couldn't ask for more. Everything got hand, hope to return lovely, lovely, lovely X
31/1/14	Mark Jackae Sam Sommer	Dton Co Durham	
14/2/14.	Steve & Brenda.	Halifax west Yaks.	
26/2/14.	David, Theresa & Chloé	Eccleshill, Bradford West Yorks.	We had a lovely few days. Tina is very accomodating & always kind to answer queries. The cottage is beautiful & very well equipped with everything you need. Thanks



SCARBOROUGH BOROUGH COUNCIL

Local Taxation
Town Hall, St Nicholas Street
Scarborough, YO11 2HG
Email: local.taxation@scarborough.gov.uk
Tel: 01723 232323

Date: 24-Mar-23

Mrs Hodgson
Underhill Cottage
Blue Bank
Sleights
Whitby
YO22 5EU

NYMNP

30/03/2023

Dear Mrs Hodgson

Confirmation of Local Tax Registration

Annexe At, Underhill Cottage, Blue Bank, Sleights, Whitby, North Yorkshire, YO22 5EU

Following your phone call to the Local Taxation office I can confirm that the above annexe has been registered as a separate business rates assessment since 13th September 2013 (Property Reference Number SB134007650502).

Prior to this, the annexe was included in a different, and now defunct business rates assessment addressed as Underhill Holiday Cottages, Blue Bank, Sleights, Whitby, North Yorkshire, YO22 5EU (Property Reference Number SB134007650507).

Should you require further confirmation of the Annexe being registered for Business Rates, the assessments are also recorded with the Valuation Office Agency and can be verified online at www.gov.uk/find-business-rates.

Yours Sincerely

Mrs S Williamson
Local Taxation Manager