

PRIME DEVELOPMENT LAND FOR SALE - 8 ACRES



SEAMER ROAD, SCARBOROUGH, YO12 4DT



- 8 acres of development land available freehold.
- Both ways access off Seamer Road via Dean's Garden Centre.
- Located on a main arterial route into Scarborough.
- Individual plot sales considered.
- Suitable for a number of uses subject to planning.
- Positive Pre-app for a care home and dementia bungalows.

LOCATION

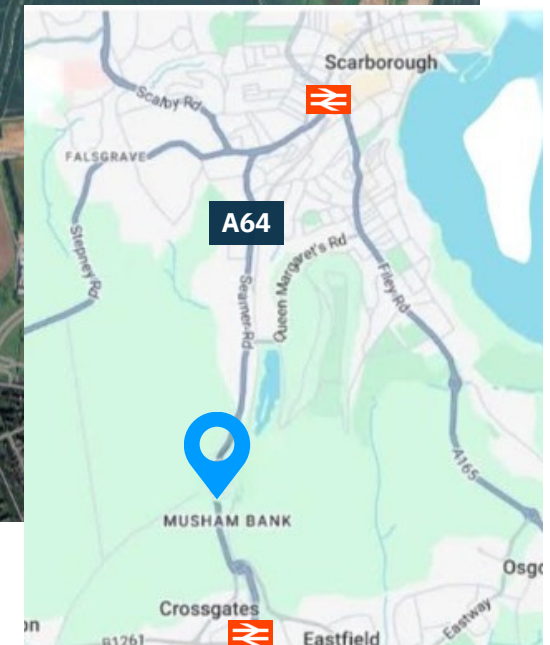
The site is located in a well-established commercial and leisure corridor 3km to the south of Scarborough town centre. The site lies directly off Seamer Road, which is a principal route connecting Scarborough with the nearby village of Seamer to the west.

Seamer Road links with the A64 dual-carriageway within a short distance, providing excellent regional connectivity: the A64 runs west towards Malton, York and the A1(M), providing key links to Leeds, Hull and beyond.

The site is close to the Seamer Road Retail Park area, with major retailers and services within a few minutes' drive.

Immediately north of the site is the Seamer Road Park and Ride facility, beyond which are a number of retail and quasi-trade uses and car dealerships, including Currys, MKM Building Supplies and Seamer Road Retail Park. Occupiers on the retail park include Next, Dunelm, Pets at Home, B&Q, Topps Tiles, Halfords and B&M.

5 km to the south is the town of Seamer where a Morrisons Supermarket is located. In addition, drive-thru operators such as Costa Coffee, McDonald's and KFC are all located at the Dunslow Road/A64 roundabout junction.



[Click here for Google maps](#)

DESCRIPTION

- The subject site is currently underutilised grassland which falls into two separate ownerships.
- Located on the east side of Seamer Road which is 3 km south-west of Scarborough Town Centre.
- Combined, the development land totals an approximate acreage of 8 acres.
- Dean's Garden Centre, the owners of which own part of the land, is located immediately to the south with Seamer Road Park and Ride situated immediately to the north.
- The majority of the site sits within Flood Zone 1, with only a small section in the north-eastern corner being within Flood Zone 2.
- The Scarborough train line, which connects with York and Hull, runs along the eastern flank of the site.
- Road access into the site will be directly off Seamer Road via the existing access/egress already in situ and utilised by Dean's Garden Centre.



PLANNING

The site is not allocated for any use and is located outside the settlement boundary of Scarborough. In addition, there are no listed buildings on the site and it does not sit within a conservation area nor have a wildlife designation.

There have been no planning applications on the subject land since 2004. The most recent application on the site was for the erection of a restaurant/public house, a 40-bed hotel, as well as a drive-thru restaurant. Ultimately the application was withdrawn.

In 2025, a pre-application was undertaken on the basis of a 72-bed care home (Class C2) and 34 assisting living bungalows. The feedback from the council was considered favourable.

In addition to the above uses, the independent planning advice received to date suggests the following uses might be suitable (subject to gaining the relevant planning consents):

- Residential
- Drive-thru restaurants
- Budget hotel
- A public house
- Leisure uses such as padel courts
- Retail (Class E)



SALES PROCESS

We are instructed to dispose of our client's freehold interest via Informal Tender. Tenders are requested by noon on **Tuesday 7th April 2026**. Tenders are to be submitted to Dan Howie (dan@howieproperty.co.uk) and Natalie Croft (natalie@howieproperty.co.uk).

Prior to the bid deadline, interested parties will be provided with a bid proforma that must be completed as part of their bid.

SERVICES

Interested parties are advised to make their own enquiries of the utilities in respect of service provision to the site.

VIEWINGS

The site is open in nature and can be clearly viewed from Seamer Road.

COMPLIANCE CHECKS

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

VAT

The vendor reserves the right to charge VAT.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyors costs in relation to the transaction.

CONTACT

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