

LAND ADJACENT TO 20 FAIRFIELD WAY, WHITBY, YO22 4PU



PROPERTY DESCRIPTION

A RARE OPPORTUNITY TO PURCHASE COMMERCIAL LAND OFF FAIRFIELD WAY, WHICH FORMS PART OF AN ESTABLISHED TRADE COUNTER/INDUSTRIAL ESTATE TO THE SOUTH OF WHITBY TOWN CENTRE. APPROXIMATELY 0.443 ACRES, THE SITE HAS PREVIOUSLY HAD PLANNING PERMISSION GRANTED FOR AN INDUSTRIAL UNIT HOWEVER THIS HAS SINCE LAPSED.

IT PRESENTS A FANTASTIC OPPORTUNITY TO DEVELOPERS OR OWNER OCCUPIERS TO PURCHASE ONE OF THE LAST REMAINING VACANT PLOTS WITHIN THIS ESTABLISHED COMMERCIAL AREA

Best & Final Offers Over £250,000 to be submitted by 12 noon on Thursday 12th March 2026.

KEY FEATURES

- Commercial land extending to 0.443 acres
- Situated in established industrial Estate off Fairfield Way, Whitby
- Good access from A171
- Nearby occupiers include MKM Builders Merchants, Whitby Seafoods, Sainsburys and Aldi
- What3words [///boosted.shots.windmills](#)



LOCATION

Accessed off A171 Stainsacre Lane, one of the main routes into Whitby, the land is situated off Fairfield Way which forms part of an established industrial estate approximately 2 miles to the south of Whitby Town Centre. This is Whitby's primary employment area with a mix of trade counter, commercial, storage and light industrial occupiers.

The sites location can be found using What3words [///boosted.shots.windmills](https://www.what3words.com/boosted.shots.windmills)

PROPERTY

The land is located at the end of Fairfield Way opposite Asplin Whiteley. The subject land is a regular shape extending to 0.443 acres. It has previously had planning passed for an industrial unit however this has since lapsed, however this gives the purchaser the opportunity to develop either single or multiple units on the site (subject to planning) to suit their requirements. The subject land is one of the last available undeveloped plots within the estate and given its size and location would be suitable for a variety of occupiers.

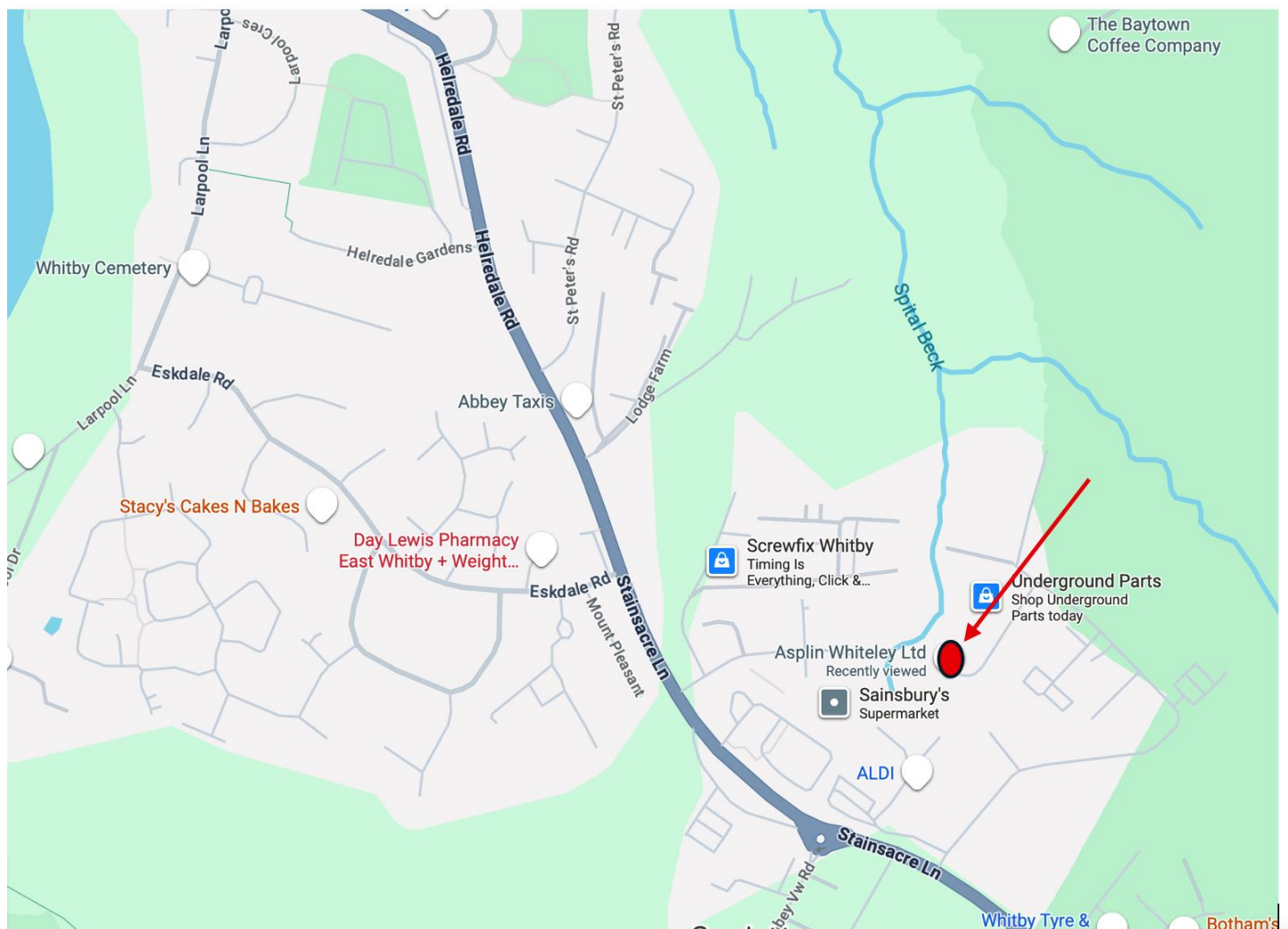


PRICE

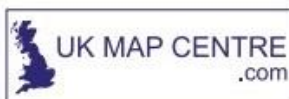
Best & Final offers over £250,000 to be submitted by 12 noon on Thursday 12th March 2026
The land is fenced to three sides and shares a secure gated entrance with the neighbouring property who has a right of way over the main access road.

VIEWINGS AND FURTHER INFORMATION

For viewing details and for further information please contact Gina Powell on 01924 361631
(gina.powell@simonblyth.co.uk)



LAND ADJACENT TO 20 FAIRFIELD WAY, WHITBY, YO22 4PU



0 12.5 25 37.5 50 62.5 m
Scale 1:1250 - 1cm = 12.5m - A4 Size



© Crown copyright and database rights 2025 OS AC0000848283. Public rights of way shown on this map have been taken from Local Authority definitive maps. The representation on this map of any other road, track or path is no evidence of the existence of a right of way.

WHITBY
Supplied by: www.ukmapcentre.com Product Info: www.ukmapcentre.com/location-plans-1250-scale
Serial No: 322970
Centre Coordinates: 490901, 509295
Production Date: 09/12/2025



ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual

updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 12/12/2025



PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

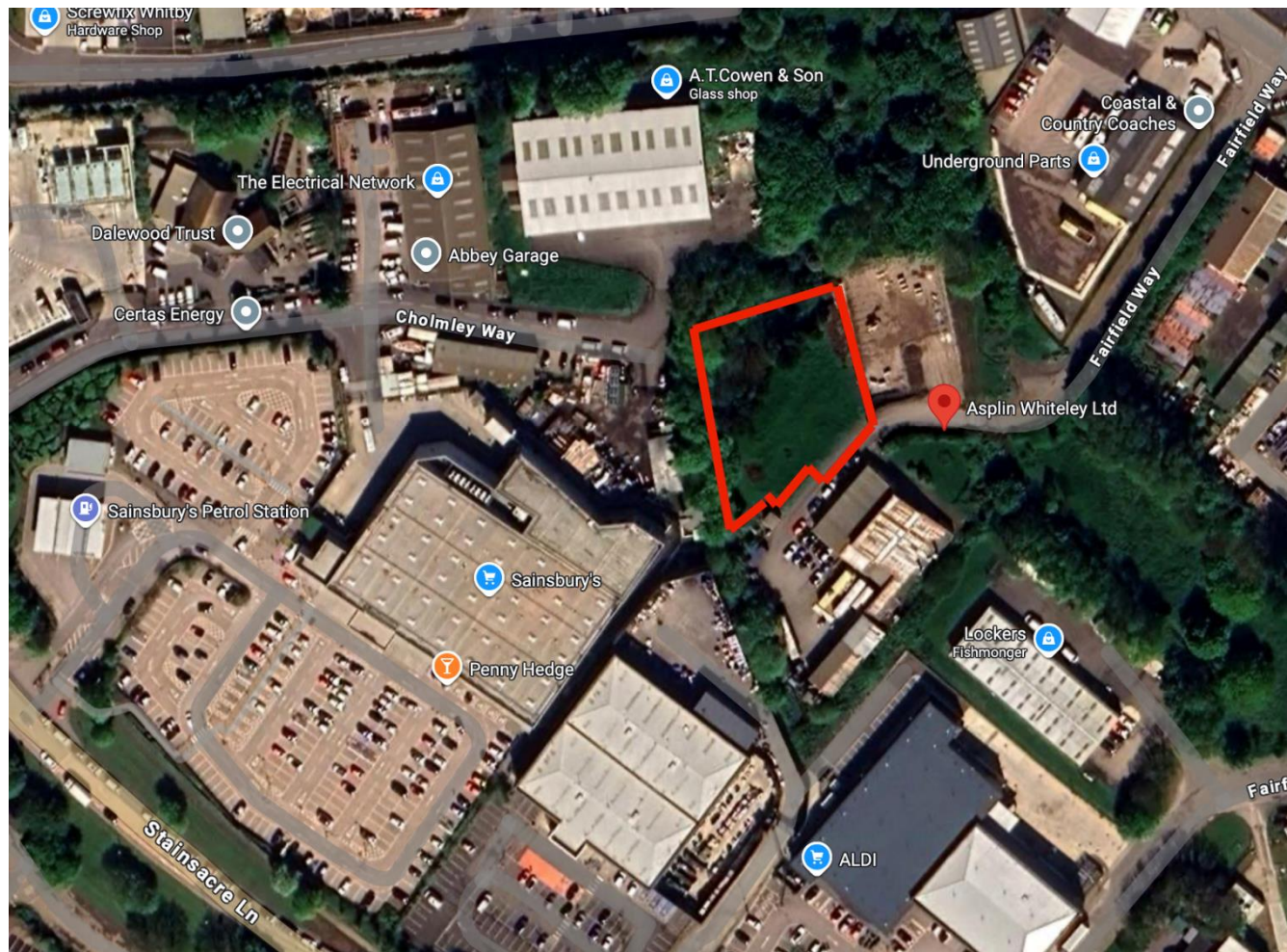
OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259