

# PRODUCTIVE GRASSLAND AND AMENITY WOODLAND FOR SALE AT BUSCO BECK, LEALHOLM, WHITBY NORTH YORKSHIRE

## EXTENDING TO APPROXIMATELY 34.02 ACRES (13.77 HECTARES)



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## FOR SALE AS A WHOLE OR IN 2 LOTS BY INFORMAL TENDER

CLOSING AT 12 NOON ON FRIDAY 24TH JULY 2026

**GUIDE PRICE- WHOLE: £200,000 - £230,000 LOT 1: £90,000 - £100,000 LOT 2: £115,000 - £135,000**

### Location

Situated in the North Yorkshire Moors National Park, just to the south of Lealholm village, the land straddles Low Wood Beck, more commonly known as Busco Beck and is accessed directly from either the Lealholm road or the Glaisdale road.

### Description

The sale represents an opportunity to require a ring fenced parcel of productive grassland together with amenity woodland extending in total to approximately 34.96 acres. All of the land is gently sloping or level and both boundary and internal fences are a particular feature, many being recently installed post and wire fences or traditional dry-stone walls.

The amenity woodland lies in the centre of this block of land and is dissected by the stream. There is a well maintained concrete sleeper roadway which crosses the stream and connects the two blocks of land. The woodland provides attractive amenity as well as sporting and environmental interests.

### Lot 1 – ‘marked red’ on the attached plan

The most northerly lying block extends to a total of approximately 15.02 acres (6.07 hectares) of this total approximately 12.7 acres are a single field of permanent pasture with the remaining approximate 2.3 acres amenity woodland.

This parcel of land is accessed from the Lealholm road and then over a short section of farm track which crosses Court Leet land. The grassland on this lot is a single field which is mainly level and has had fodder crops taken in the recent past.

### Lot 2 – ‘marked orange’ on the attached plan

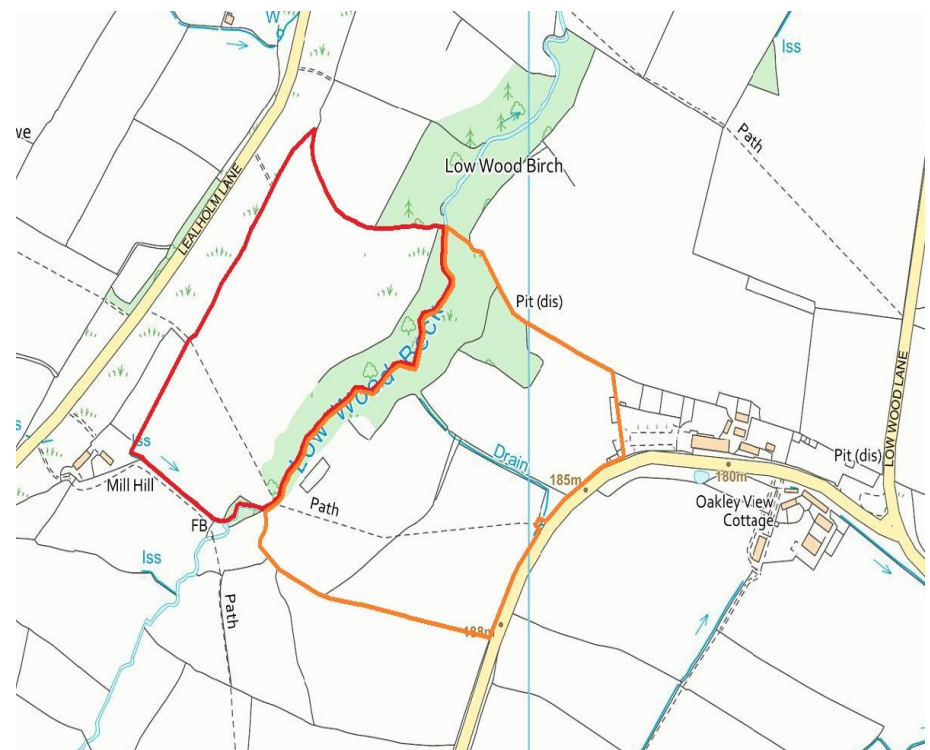
This parcel of land extends to a total of approximately 19.94 acres (8.06 hectares) of this total 16.3 acres are permanent pasture divided into 3 gently sloping fields, with the remaining approximate 3.61 acres being amenity woodland. Access to this lot is directly from the Glaisdale road and in the recent past these fields have been utilized primarily for cattle grazing and fodder crops. Just inside the access gate is securely railed wooden cattle loading pen which is now starting to show signs of age.

### Water

Water is provided via the a reliable Low Wood Beck stream and there are separate drinking points to this stream accessed from the concrete sleeper roadway. There is no mains supply.

### Subsidy status and Agri Enviroment Schemes

This land was all registered for the BPS Subsidy Scheme but as this is now in its transition phase reducing down to zero by 2027 there are no Entitlements to pass to the purchaser. Currently the land is not entered into any other Agri Environment Scheme.



### **Recent Farming Policy**

The land has been utilized for cattle grazing as well as having fodder crops taken from some fields by a local farmer under a grazing license arrangement which confers no security of tenure.

### **Sporting Rights**

Sporting Rights are in hand and will pass on completion.

### **Mineral Rights and Timber Rights**

Mineral Rights and Timber Rights are both in hand and will pass on completion.

### **Wayleaves, Easements and Rights of Way**

The land is offered for sale subject to and with the benefit of all Wayleaves, Easements and Rights of Way etc whether mentioned in these particulars or otherwise.

It is known that several public foot paths dissect this land.

### **Boundary Fences, Walls & Hedges**

The vendors will only sell such interest that they have in the boundary walls, fences and hedges as shown on their title deeds.

### **Tenure & Occupation**

The land is to be sold freehold with vacant possession on completion.

### **Bridge Crossing**

As stated above a well-maintained concrete sleeper road crosses over Busco Beck. In the event that Lots 1 and 2 are sold to separate purchasers maintenance responsibility for the bridge will be shared 50/50.

### **Viewing**

Viewing may be made at any reasonable time carrying a copy of these sales particulars.

**What 3 words:** ///villager.unroll.grouping

### **Directions**

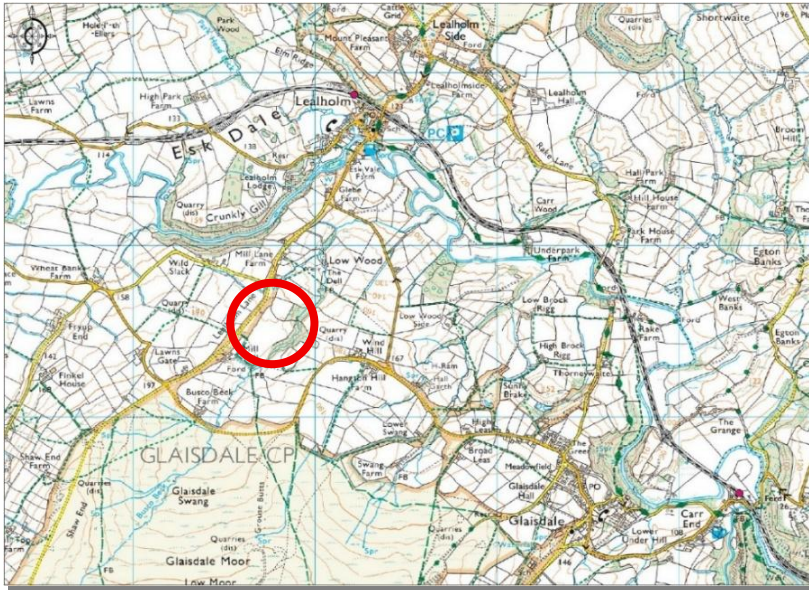
From Lealholm village: Passing The Board Inn in the centre of Lealholm village on your Right hand side continue straight up this road towards Shaw End. After approximately half a mile the land is situated on your left hand side just prior to the cattle grid as marked by the Richardson and Smith 'for sale board'

Travelling from Glaisdale village from Glaisdale High Street continue straight on through the village and where the road forks, bare left sign posted Fryup. The land is several hundred metres on the right hand side as marked by the Richardson and Smith 'for sale' board.

### **Method of Sale**

The land is to be sold by informal tender as a whole or in 2 lots, with all offers closing at 12 noon on Friday 24<sup>th</sup> July 2026. Offers should be submitted on the enclosed tender form and returned to the agents' offices at 8 Victoria Square, Whitby, North Yorkshire, YO21 1EA in an envelope clearly marked 'Land at Busco Beck Lealholm' or emailed by the same date to [email@richardsonandsmith.co.uk](mailto:email@richardsonandsmith.co.uk).





**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. 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 as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*