

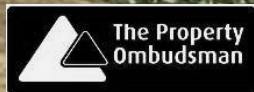
**PRODUCTIVE PASTURE LAND TOGETHER WITH ROUGH GRAZING AND
AMENITY WOODLAND FOR SALE AT FOWL GREEN FARM COMMONDALE,
WHITBY NORTH YORKS, EXTENDING TO APPROXIMATELY**

73.42 ACRES (29.71 HECTARES)

FOR SALE AS A WHOLE OR IN UP TO FOUR LOTS BY INFORMAL TENDER

8 Victoria Square, Whitby, North Yorkshire, YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594

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



RICHARDSON & SMITH
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

FOR SALE AS A WHOLE OR IN UP TO FOUR LOTS BY INFORMAL TENDER

CLOSING AT 12 NOON ON FRIDAY 25TH SEPTEMBER 2026

GUIDE PRICE- WHOLE: £250,000 - £295,000 LOT 1: £125,000- £140,000 LOT 2: £20,000 - £25,000 Lot 3: £65,000- £85,000 Lot 4: £40,000- £50,000

Location

Situated in the North Yorkshire Moors National Park, on the outskirts of the Hamlet of Commondale the land stretches from the Moorland wall down to the valley floor, adjacent to Fowl Green Farm. It is accessed directly from council-maintained roads either off Sand Hill Bank or from the minor Lane leading to Commondale Station.

Description

The sale represents an opportunity to acquire a ring-fenced parcel of productive grazing land together with further parcels of rough grazing /intakes as well as approximately 9 acres of mixed amenity woodland. As well as grazing and amenity usage the land also offers environmental opportunity as well as sporting considerations.

Lot 1 – Marked red on the attached plan

Extending to approximately 25.51 acres this is the most westerly lying of the lots, this parcel offer sloping grazing land which stretches from the road leading to Commondale station towards the brow of the hill. All fields are bounded by a combination of traditional dry-stone walls together with post and wire fences which on the whole appear stock proof. Several of these fields have had fodder crops taken in the recent past. There is a line of telegraph poles which bisect the land.

Lot 2 – Marked orange on the attached plan

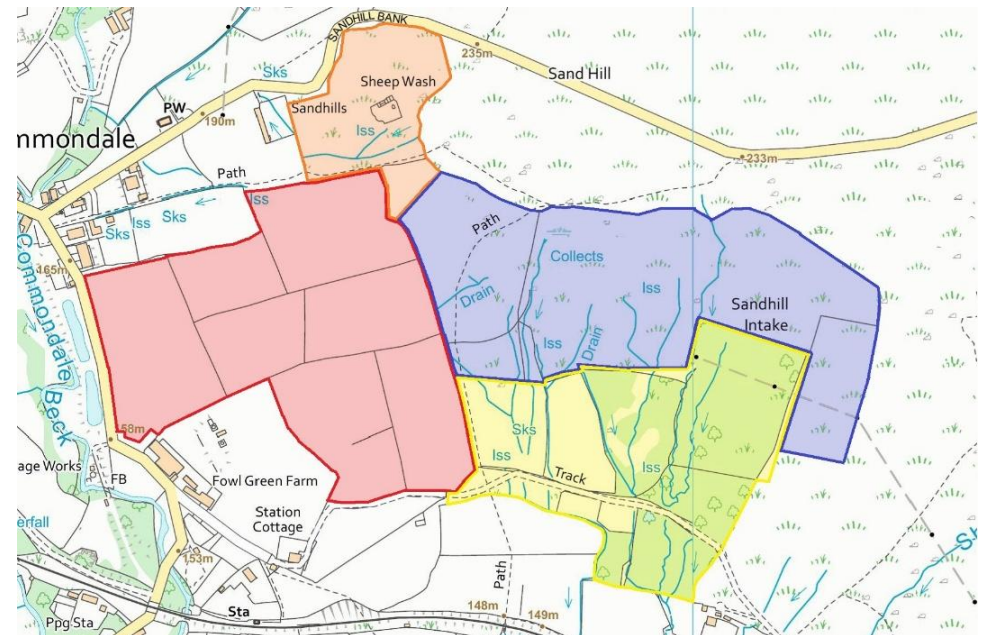
This parcel of land extends to a total of approximately 6.1 acres and is accessed directly from Sand Hill Bank. It comprises rough grazing/moorland intakes and is all down to permanent pasture. There are the remains of a former sheep dip and dwelling that were abandoned many years ago and are no longer functional. The land is bounded by a combination of traditional dry-stone walls and post and wire fences.

Lot 3 – Marked blue on the attached plan

Extending to approximately 23.75 acres this parcel of land is adjacent to the moorland wall and is rough grazing/moorland intakes. It is all down to permanent pasture but does have bracken and gorse infestation. The land is bounded by a combination of traditional dry-stone walls and post and wire fences which on the whole appear stock proof. Additionally, the line of telegraph poles mentioned in lot 1 continues across lot 3.

Lot 4 – Marked yellow on the attached plan

Extending to a total of approximately 18.05 acres this parcel is divided into two fields of overgrown pasture land extending to approximately 6.07 acres with a further 11.98 acres of mixed amenity woodland, It is accessed directly from the unmade-up track which leads from Fowl Green Farm through to Box Hall at Castleton. Bounded by a combination of traditional dry-stone walls and post and wire fences the access track mentioned above bisects this parcel of land.



Water

There are various water troughs in Lot 1 which are supplied by a spring which rises in Lot 2. If sold separately easements will be created to protect this supply. Lots 2, 3 & 4 only have natural rain fall and gutters supplying water.

Subsidy status and Agri Enviroment Schemes

All of this land was registered for the BPS Subsidy Schemes 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 but there is no reason to believe that it could not so qualify if environmental applications were submitted.

Recent Farming Policy

All of the land has been let out under a grazing licence to a local farmer who has grazed the land with sheep as well as taking fodder crops off some fields. This license arrangement confers no security of tenure.

Sporting Rights

Sporting Rights are in hand and will pass on completion as far as they are owned.

Sheep Rights

There are a total of 80 sheep right on Commondale Moor and 200 right on Danby Moor. These rights will be apportioned to the various lots once sales have been agreed.

Mineral Rights and Timber Rights

Mineral Rights and Timber Rights are both in hand and will pass on completion as far as they are owned.

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.

Please note there is a line of telegraph poles which bisects lots 1 and 3. Similarly there are public footpaths which cross the land. The unmade-up track which bisects lot 4 is also a public right of way.

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.

Access

If a sale of Lot 3 is agreed separate to the other lots, the vendors reserve the right to create agricultural rights of way over Lot 1 & 2 and 4.

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

Viewing

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

What 3 words: **///masterful.physics.restore**



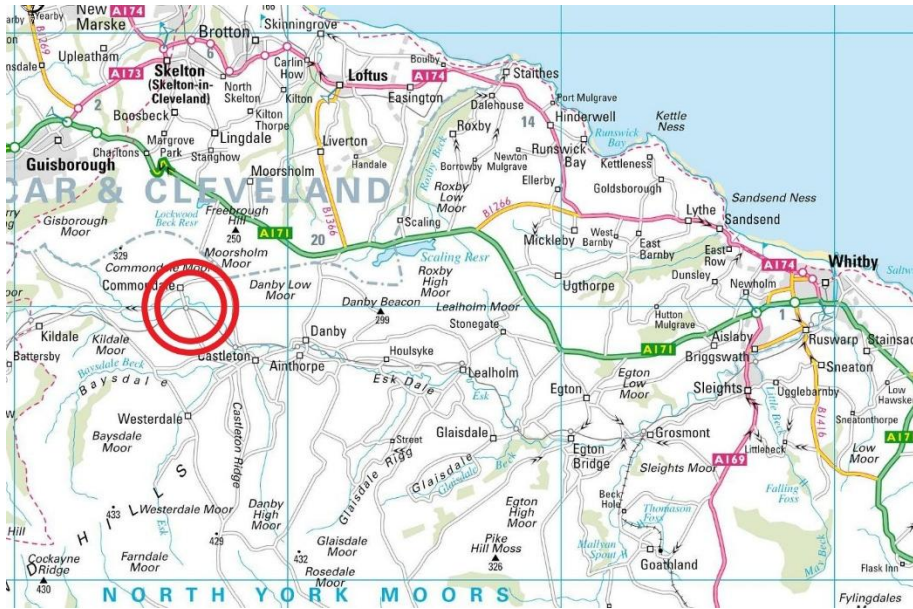
Directions

Traveling from Whitby on the A171 Guisborough Road, turn left at Lockwood Beck sign posted Castleton and Commondale. After approximately two miles turn right sign posted Commondale and after a further half a mile lot 2 is on the left side at the start of Sand Hill Bank. At the foot of this bank turn left sign posted Station and Lot one is several hundred metres on the left-hand side.

Richardson and Smith For sale boards will be posted.

Method of Sale

The land is to be sold by informal tender as a whole or in up to 4 lots, with all offers closing at 12 noon on Friday 25th September 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 Fowl Green Commondale' or emailed by the same date to 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.