



RICHARDSON & SMITH

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BAINLEYSIDE FARM, FRYUP DALE

Lealholm Village 2½ miles

Whitby 12 miles

Guisborough 15 miles

Pickering 17 miles

(Distances are approximate)



A SMALL RESIDENTIAL STOCK FARM SET IN A PEACEFUL DALE LOCATION IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK. RIPE FOR REFURBISHMENT AND HAVING A SELECTION OF MODERN AND TRADITIONAL BUILDINGS AS WELL AS PLENTY OF PADDOCK GRAZING, THIS IS A PROPERTY WITH REAL POTENTIAL.

Accommodation:

Farmhouse: Lobby, Kitchen, Dining Room, Bathroom, Lounge, Store.

Landing, Double Bedroom with Dressing Area, 3 Further Double Bedrooms. 2 Attic Rooms.

Modern & Traditional Agricultural Buildings. Garden Area and Grazing Land.

In all extending to approximately 37.61 acres (15.22 Ha)

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

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

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

PARTICULARS OF SALE

Bainleyside Farm is an attractive traditional farm holding, which would now be considered small in commercial terms, located on the east side of Fryupdale. The property lies approximately 200 yards downhill from the former Methodist Chapel which has now been converted to a house.



The nearest amenities lie in the village of Lealholm, which is around 2½ miles away to the north. The property has good access via a tarmac driveway leading from the dale road.



Bainleyside Farm is a small stock farm including a traditional stone built house and range of outbuildings, plus a slightly more modern Dutch barn and lean-to.



The Farmhouse

The house has a total of 4 bedrooms on the first floor, plus 2 spacious attic rooms which could be converted to provide additional accommodation.



To the ground floor there is a large reception room, dining room, fitted kitchen, bathroom and a pantry plus an entrance vestibule. The house has had some limited modernisation, but would require substantial renovation for most modern residential tastes. The farmhouse is built of local stone under a tiled roof which has 2 differing coloured tiles.





The Land

The land at Bainleyside Farm extends to approximately 36.94 acres (14.95 hectares) plus the farmstead. All of the land is down to permanent pasture and lies mainly to the north of a block which surrounds the farm yard, within a ring fence.



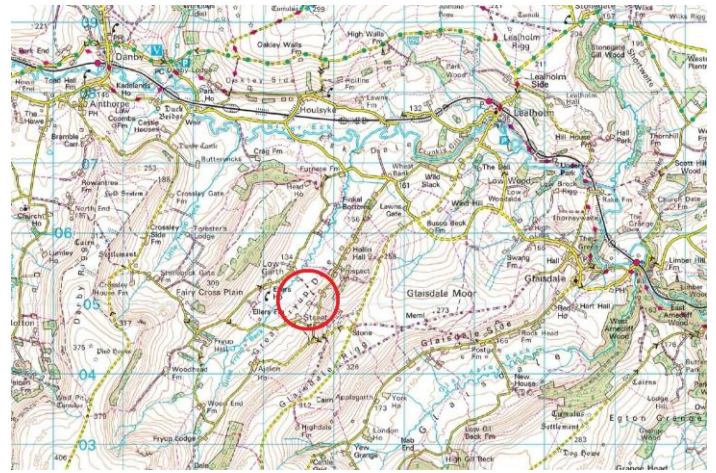
The fields stretch from the dalesides road to the stream in the bottom and are all bounded by either post and wire fences or dry-stone walls which need attention in places. The land is typical dalesides land of the area with some fields being capable of being mown however many fields are ripe for re-seeding.



Farm Buildings

The farm buildings lie to the north west of the farm house and mainly comprise traditional ranges which have not been utilised for some years. The numbering below refers to the buildings as marked on the farmyard plan.

<u>Bldg</u>	<u>Size</u>	<u>Description</u>
1		Farmhouse and adjoining barn. See Floor plans attached
2	40ft x 18ft	A traditional range constructed of stone with pantile roof with double doored cart shed adjoining stable with external steps to a hen house over. To the south of this range and adjoining appears to be a former ice house built into the hillside.
3	56ft x 21ft	Traditional range constructed of stone under a pantile roof. Comprising cow byre with granary over and barn on 1 ½ heights.
3a	25ft x 15ft	Adjoining traditional range of the same construction. Comprising pig sty with stable box and meal house.
4	40ft x 18ft	Adjoining more modern cow byre constructed of concrete blocks (no roof) with standings for 8 cows together with tank and parlour room, concrete floor.
5	20ft x 18ft	A nissen hut garage / workshop constructed of brick gable ends with RFC arched walls / roof with earthen floor.
6	45ft x 30ft	Three bay Dutch barn. Constructed of pole supports under an RFC sheeted roof. One end is CI sheets with the other two sides being open. Eathen floor with partially derelict two bay lean-to.
7	45ft x 30ft	Three bay lean-to to the above. Constructed of pole supports with concrete block lower walls, RFC upper walls and roof with concrete floor and CI sheeted gable ends.



GENERAL REMARKS & STIPULATIONS

Method of Sale: The property is offered for sale by private treaty negotiation as a single lot.

Viewing: Viewings are strictly by appointment with the sole selling agent. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view this property.



Directions: See also location and boundary plans. Travelling on the A171 between Whitby and Guisborough, follow the signs to Lealholm in the mid Esk Valley. From Lealholm village cross the bridge with the pub on your right and drive south until you reach a cross roads on the edge of the moor. Go straight across and drive up onto the moor for around a mile until you reach a sign with a single track road to your right. Follow this road into Fryup Dale, crossing the cattle grid and then turn right onto the dale road. From this road take the second left by the former chapel and a road descends to Bainleyside Farm.

Tenure: The property is held freehold and will be available with vacant possession on completion. Sporting & mineral rights are in hand and will pass on completion.

Wayleaves Easements, etc: The property is offered for sale subject to and with the benefit of all wayleaves, easements, rights of way etc, whether mentioned in these particulars or not. The property is understood to have public footpaths crossing it.

Post Code: YO21 2AS

Subsidy Entitlements and Environmental Schemes: The land has all been delinked from the BPS subsidy scheme and therefore there are no entitlements to transfer. Similarly, none of the land is currently entered into any environmental stewardship scheme.

Planning: North York Moors National Park. Tel: (01439) 770657. It should be noted that neither the house, nor the traditional farm buildings are listed.

Services: It is understood that the farmhouse is connected to a spring water supply which is also shared with the nearby former chapel. Foul drainage runs to a septic tank. The property has mains electricity.

Council Tax / Business Rates: The farmhouse is assessed as band 'D' approx. £2,418 payable for 2026-27. North Yorkshire Council - Tel (01723) 232323.

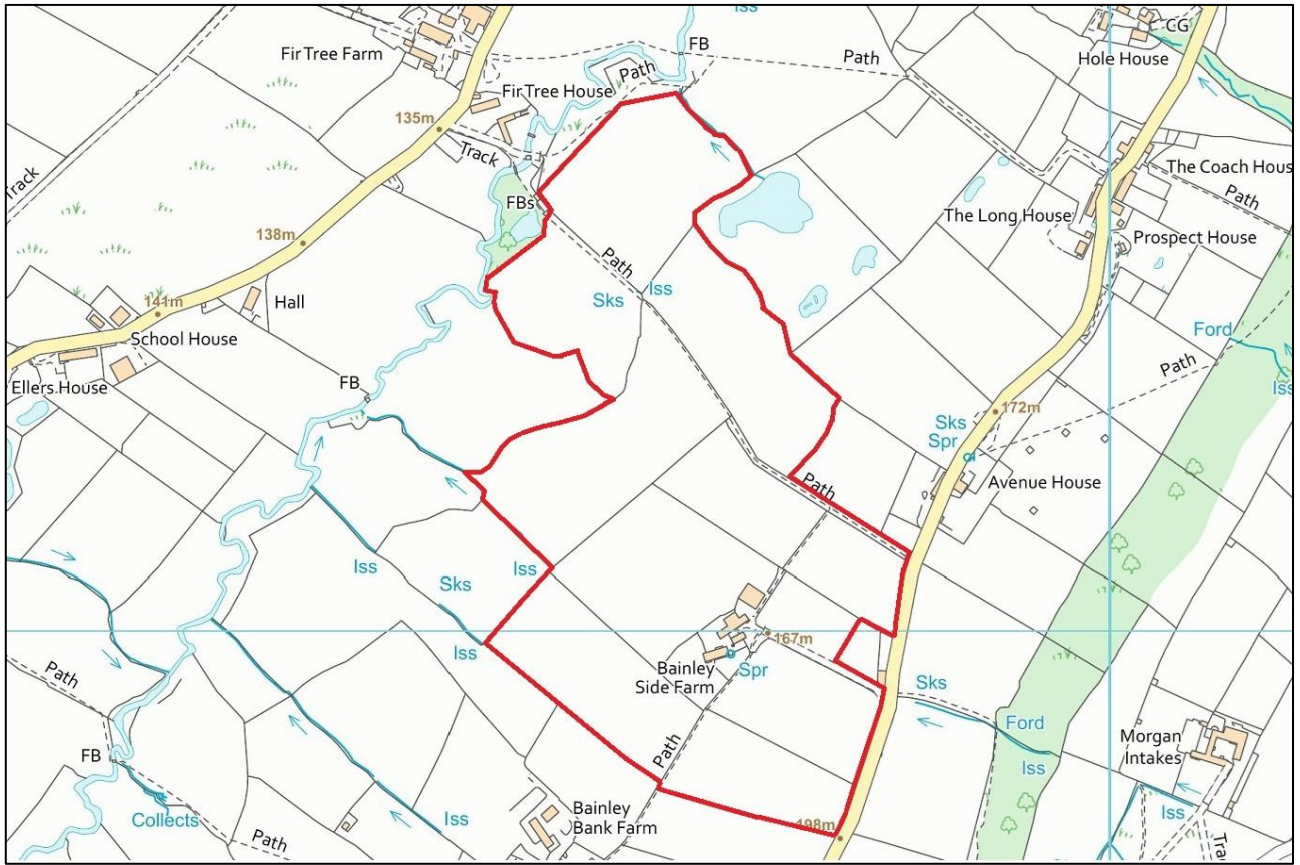
What3words: sage.testy.lobster

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.







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Measurements are approximate. Not to scale. Illustrative purposes only
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