

GSC GRAYS

FRYUP HALL FARM

Fryup, Whitby

FRYUP HALL FARM

Fryup, Whitby, YO21 2AP

Danby 4 miles; Whitby 13.5 miles; Guisborough 14.8; Kirkbymoorside 17 miles;
Helmsley 22.5 miles; Darlington 41.5 miles
(Distances Approximate)

A WELL-EQUIPPED UPLAND LIVESTOCK HOLDING WITH FARMHOUSE, COMPREHENSIVE RANGE OF AGRICULTURAL BUILDINGS, STABLES, GRAZING LAND AND WOODLAND

- Three-bedroom farmhouse, subject to an agricultural occupancy restriction
- Adjacent stone building suitable for development, subject to planning consent
- A substantial range of modern agricultural buildings
- Stabling comprising five loose boxes
- Productive grassland, amenity woodland and moorland grazing rights

About 92.39 acres (37.39 hectares) | For sale as a whole

GSC GRAYS

5 & 6 Bailey Court, Colburn Business Park
Richmond, North Yorkshire, DL9 4QL

01748 829 203
agency@gscgrays.co.uk

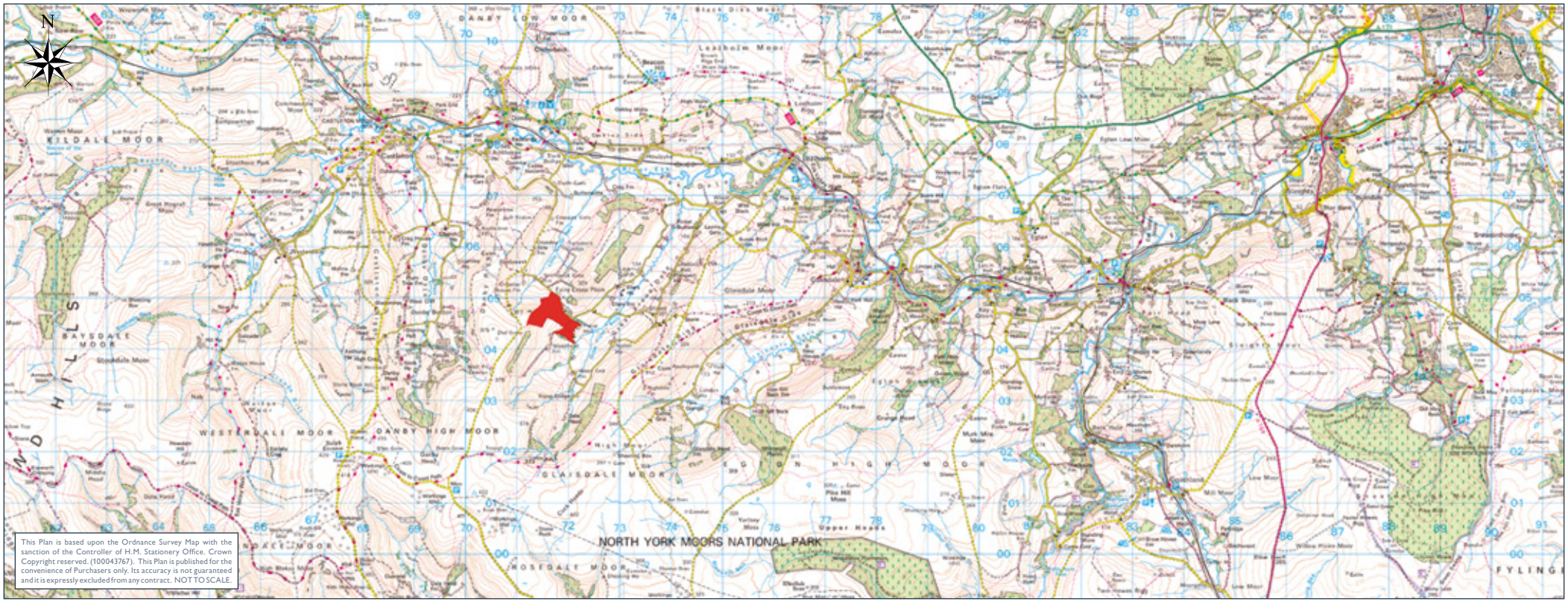
GSCGRAYS.CO.UK











LOCATION

Fryup Hall Farm occupies an enviable position within the picturesque Fryup Dale valley, nestled in the heart of the North York Moors National Park. It is ideally situated between the villages of Danby, Lealholm and Castleton, which provide a range of local services and amenities.

Surrounded by rolling moorland, traditional farmland and unspoilt countryside, Fryup Hall Farm enjoys a tranquil and highly scenic setting with far-reaching views across Fryup Dale and the wider North York Moors landscape. Renowned for its outstanding natural beauty, rich agricultural heritage and abundance of outdoor pursuits, the area offers an exceptional rural lifestyle within one of England's most celebrated National Parks. Despite its peaceful and secluded position, the property remains readily accessible to a range of amenities and services, lying within convenient reach of the market town of Guisborough, whilst the historic port town of Whitby is only a short drive away.

The property is well connected, with the Esk Valley railway line accessible within approximately 4 miles, providing regular services to Whitby and Middlesbrough. Further regional amenities include James Cook University Hospital, located approximately 19.8 miles away, and Teesside International Airport, approximately 33.8 miles distant, offering domestic and international travel connections. This outstanding location successfully combines the appeal of a traditional working rural environment with excellent lifestyle, tourism and diversification opportunities, making it particularly attractive to purchasers seeking a balance of agricultural, equine, residential and commercial potential.

THE PROPERTY

Fryup Hall Farm is well-equipped comprising a traditional stone-built farmhouse, an extensive range of agricultural and storage buildings, and land extending to approximately 35.87 hectares (88.64 acres), to include productive pastureland, rough grazing and newly established woodland, providing varied resource suited to grazing, fodder production, conservation and amenity uses.

The holding offers an excellent combination of agricultural functionality, environmental interest and diversified income potential with a well-equipped farmstead with a range of modern agricultural buildings used for livestock, machinery and fodder.

Set amidst spectacular open countryside with far-reaching views, Fryup Hall Farm presents a rare opportunity to acquire a versatile and beautifully situated farming unit with significant agricultural, lifestyle, equestrian, tourism and business potential.

THE FARMHOUSE (THISTLE COTTAGE)

A traditional stone-built farmhouse extending to approximately 166 sq m (1,789 sq ft) Gross Internal Area, occupying an attractive rural setting within generous private garden grounds.

The property provides owner's accommodation for the holding and is complemented by an adjacent stone outbuilding, offering useful ancillary storage together with potential for alternative uses or an extension to the living accommodation.

Believed to have originally formed part of a traditional longhouse dating from the 18th Century, the farmhouse and adjoining property were separated in 1989. However, there remains potential for the accommodation to be reunited and reconfigured, subject to obtaining any necessary planning and building control approvals.

Accessed via the front elevation, the entrance door opens into a welcoming hallway. To one side is a spacious dual-aspect lounge with french doors opening directly onto the rear garden, allowing natural light to flood the room while making the most of the attractive rural outlook.

The kitchen is modern and fitted with an extensive range of contemporary white gloss units, granite worktops and stainless steel sink.



Thistle Cottage - Front Elevation



Lounge



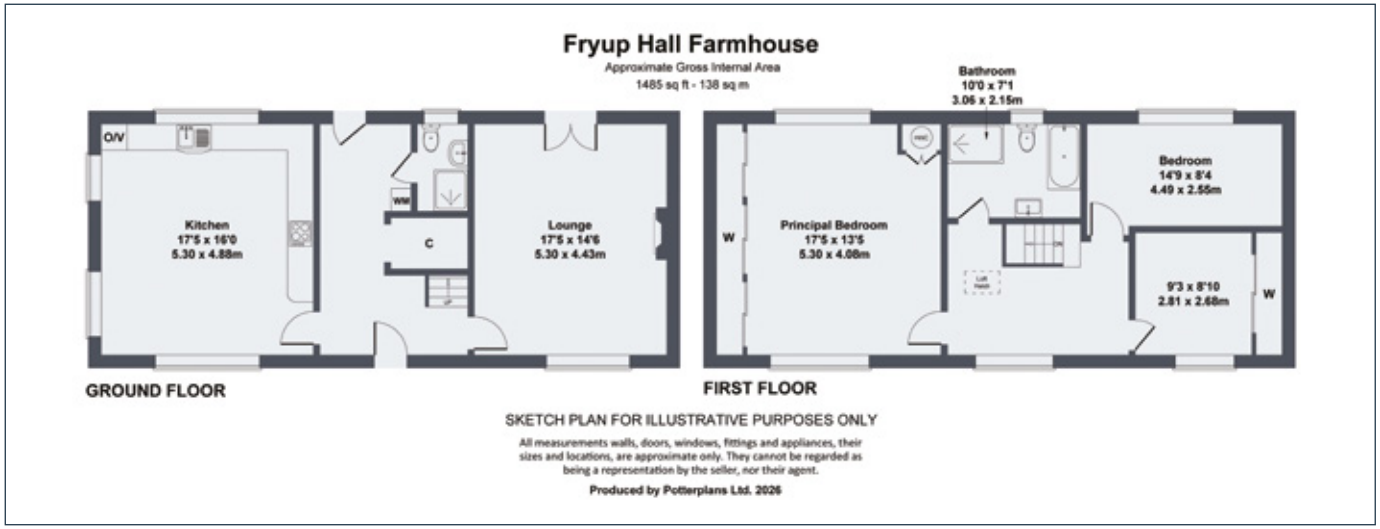
Bathroom



Bedroom with views to the front elevation



Farmhouse Kitchen



Facilities include two separate ovens, ceramic hob and extractor fan, under counter fridge and wine cooler. There is additional space for a freestanding dishwasher and chest freezer. Enjoying attractive countryside views, the kitchen has been tastefully modernised to provide practical and comfortable cooking and dining space.

To the rear of the entrance hallway is a utility room with space for a tall larder fridge, washing machine and tumble drier, with shower room and wc. together with under stairs storage cupboard and external door providing direct access to the rear garden.

To the first floor is a spacious principal bedroom with fitted wardrobes, together with two further double bedrooms, one of which also benefits from fitted storage. A well-appointed four-piece family bathroom with power shower serves the first-floor accommodation.

Externally, to the front is a substantial parking area, providing ample vehicular parking and excellent accessibility. The property benefits from a large lawned garden to the rear, enjoying delightful views across the surrounding countryside.

The farmhouse is subject to an agricultural occupancy condition imposed in 1989.

FARMLAND

The farmland extends to approximately 88.64 acres, in addition to the steading yard. All fields have a water supply and are stock proof, with some fencing renewed in 2023.

The woodland, known as Mansio and planted in 2017, comprises an attractive blend of oak, beech and premium cherry trees. Together, these species create a diverse and maturing woodland of both environmental and aesthetic value.



FARM BUILDINGS

Fryup Hall Farm benefits from a range of agricultural storage sheds, livestock barns and stables, all set within a practical yard area. The buildings include four and five-bay storage barns, a Dutch-style barn, a five-bay open-fronted livestock shelter and storage barn, and a modern steel portal-framed barn with part Yorkshire boarding and lower concrete panels. A mixed-use agricultural shed and covered lean-to livestock handling yard complement the range, alongside a steel-framed storage building clad in corrugated metal sheeting, and calving shed and cubicle shed.

Two stable blocks provide three and two loose boxes respectively. A stone barn understood to have formed part of a longhouse together with the historically connected Thistle Cottage, has been secured and made weatherproof with a replacement roof, windows and doors. Electricity is connected to the stone barn and the majority of the larger agricultural buildings. All areas are approximate.



Plan	Description	Sq m
1	'Thistle Cottage' Farmhouse	166
2	Stone barn	56.21
3	Modern, 4 bay, timber-framed agricultural storage barn	101.96
4	Dutch-style agricultural storage barn	116.87
5	5 bay, open fronted agricultural storage building	224.99
6	Modern, 5 bay, timber-framed agricultural storage barn	221.07
7	Stables, 3 loose boxes	58.07
8	Mixed use agricultural shed	564.95
9	Covered, lean-to livestock handling yard	148.53
10	Steel framed, agricultural storage building with corrugated metal sheet cladding	578.33
11	Calving shed	37.58
12	Modern, steel portal framed agricultural storage barn, part Yorkshire boarding to the side elevations with lower concrete panels	285.03
13	Cubicle shed	411.15
14	Stables, 2 loose boxes	32.66



GENERAL INFORMATION

Services
Electricity: Supplied to the farmhouse, stone barn and the majority of the farm buildings.

Water: Two boreholes serve the property, installed in 1969 and 2019 respectively.

Drainage: Private drainage via a septic tank installed in 1989, with soak away located to the rear garden of the farmhouse, and a treatment plant installed near the farm buildings in 2018.

Oil: Oil-fired central heating to the farmhouse, served by an external boiler.

Wi-Fi: Starlink superfast broadband and mobile phone service.

Boundaries
The property boundaries are marked predominantly by stone walls and fencing. All fields are stock-proof, with some fencing renewed in 2023. The Vendor will only sell such interests as they have in the boundary hedges and fences. A T-Mark plan is available from the Selling Agents.

Council Tax
Thistle Cottage, Fryup Hall Farmhouse is listed within Council Tax Band D.

Employees
There are no employees.

Energy Performance Certificate (EPC)
The energy performance rating for the property is E (52). A copy of the EPC can be provided upon request.

Farm Disposal Sale
The vendors intend to sell all livestock, machinery and fodder after exchange of contracts and before completion, likely by an on-site farm sale and therefore will not be included in the sale to the purchaser.

Fixtures, Fittings & Equipment
Fitted appliances comprise a small undercounter fridge, two ovens installed in 2023, integrated wine cooler and a hob installed in 2024.

Planning Authority
North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York,
North Yorkshire, YO62 5BP
T: 01439 772700 | E: general@northyorkmoors.org.uk
W: North York Moors National Park Authority

Local Authority
North Yorkshire Council
T: 0300 131 2131
W: https://www.northyorks.gov.uk/

Method of Sale
The property is offered for sale Freehold as a whole by Private Treaty, with vacant possession available upon completion. Should there be strong interest in the property, a closing date may be set for the submission of offers. All interested parties will be notified by the selling agent

Rights of Way & Easements
The property benefits from 100 common grazing rights exercisable over Danby, Glaisdale and Lealholm Moors.

A public bridleway extends from Danby High Moor to Fairy Cross Plain. The property also benefits from a right of way over the track leading to Fryup Hall, with maintenance costs apportioned according to use. The vendors advise that this access route has not been utilised since 2009; however, the right remains in place. In addition, the farm enjoys the benefit of its own private concrete driveway providing direct access to the holding.

Sporting & Mineral Rights
Sporting, Timber and Mineral rights are all included in the sale.

Tenure
The property is held in private ownership within Land Registry Title No. NYK411368.

VAT
The property is not elected to tax and therefore no VAT will be payable on the purchase of the property.

Solicitors
Jacksons Law.

Viewing
Viewings will be conducted by the vendors and arranged via the selling agent by appointment only.

Directions
From the A171, follow the signs for Danby and the North York Moors Visitor Centre. Upon entering Danby, turn left at The Duke William public house and proceed along Lawns Road towards Houlsyke.

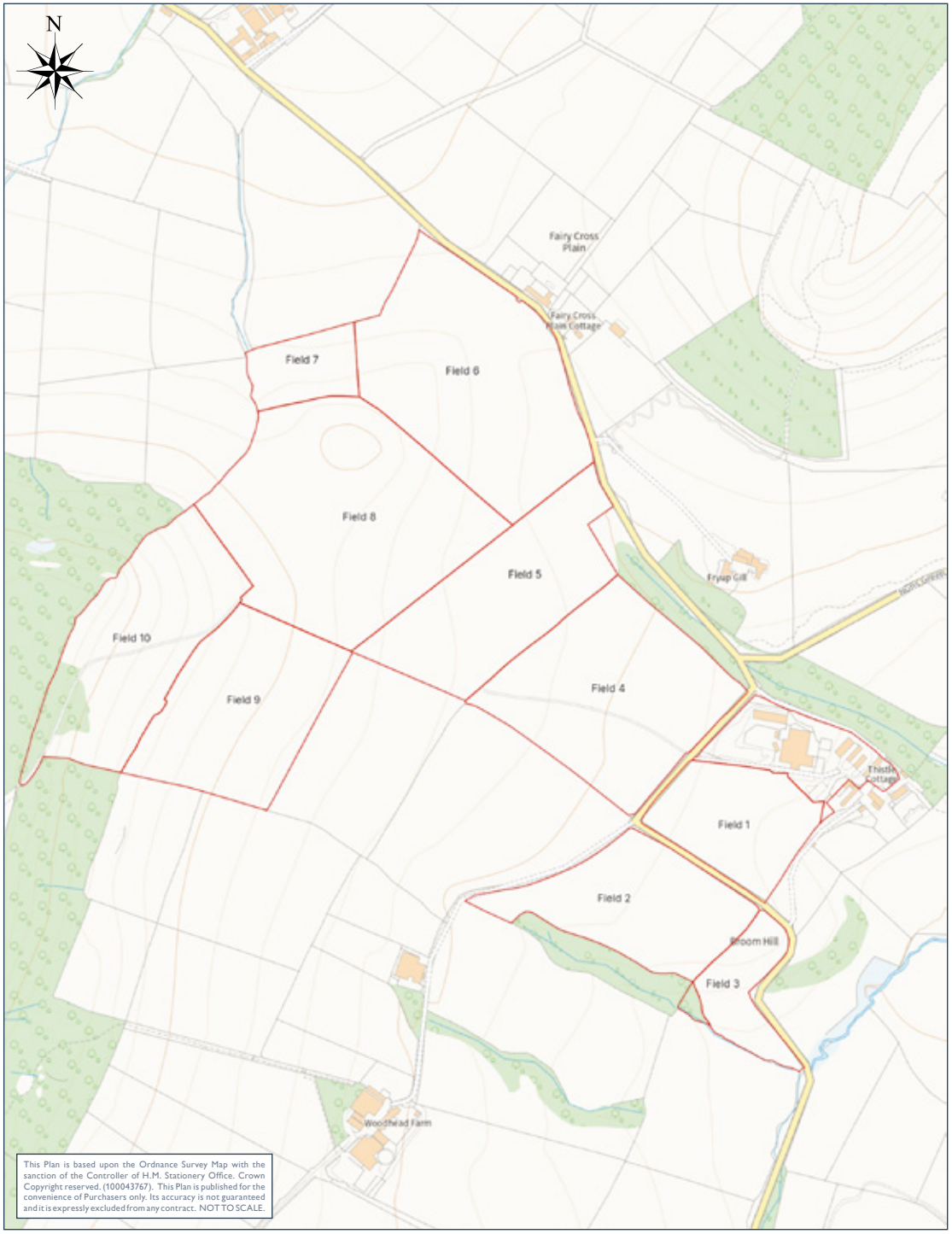
At the end of Lawns Road, bear sharply right, following the sign for Fryup. Continue to the T-junction and turn right. Proceed along the road passing the village hall and telephone box.

Continue for approximately one mile, then turn left at the sign for Fryup Dale Head. Fryup Hall Farm is located approximately 100 metres along this road on the left-hand side.

what3words: ///defenders.pampering.perfect






N
Fairy Cross Plain
Fairy Cross Plain Cottage
Field 7
Field 6
Field 8
Field 5
Fryup Gill
Field 10
Field 9
Field 4
Thistle Cottage
Field 1
Field 2
Broom Hill
Field 3
Woodhead Farm
This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

CONDITIONS OF SALE

Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Plans, Areas & Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property – whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation.

An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.





Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: November 2026. Photographs taken: November 2026.

