83.1 ACRES WOODLAND / LEISURE / HOLIDAY PARK DEVELOPMENT
CLOUGHTON, SCARBOROUGH, NORTH YORK MOORS NATIONAL PARK
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CLOUGHTON  
SCARBOROUGH  
NORTH YORK MOORS NATIONAL PARK

Scarborough 7.5 Miles, Whitby 12 Miles, Malton 26 Miles, York 50 Miles (all distances approximate)

**A UNIQUE LEISURE / HOLIDAY PARK DEVELOPMENT OPPORTUNITY**  
SITUATED IN A MATURE WOODLAND SETTING IN THE NORTH YORK MOORS NATIONAL PARK

- 83.1 acres of commercial woodland including former timber yard and sawmill area
- Full planning consent for erection of 15 holiday accommodation units comprising either safari tents, timber lodges or tree tents, together with consent for the re-adaption of existing buildings to reception building and wet weather/amenity building, all within 9.85 acre development area.
- Temporary planning approval until 2021 for holiday accommodation to be used as permanent accommodation for employees or contractors of York Potash
- Mains water and electric power supplies to site
- Further development potential to create leisure/holiday park subject to consents
- Mixed mature deciduous and coniferous woodland with felling licence on whole area and offering commercial timber opportunities
- Excellent road frontage and access off the A171, in attractive rural position between Scarborough and Whitby
- Sea views and close to the Heritage Coastline
- Offering timber, sporting, amenity, conservation and wildlife value

**FOR SALE AS A WHOLE OR IN TWO LOTS**

**Lot One:** Development site situated in 43.54 acres  
**Guide Price:** £400,000

**Lot Two:** Around 39.56 acres mature woodland.  
**Guide Price:** £200,000
DESCRIPTION / BACKGROUND

An incredibly rare opportunity to purchase an attractive block of mixed commercial woodland with full planning consent in place for the development of 15 holiday accommodation units comprising; safari tents, timber lodges and tree tents together with associated reception and amenity buildings situated within a development area of 9.85 acres within a total site area of 83.1 acres of mature woodland.

The property is located within Cloughton Woods, a very attractive mature mixed coniferous and deciduous woodland located between Whitby and Scarborough which provides a fabulous mature setting, with the south east area of the site benefitting from open views over the surrounding countryside and towards the coast.

The approved plans allow the development of 15 units of accommodation which can comprises either timber lodges, safari tents or tree tents. There is also permission for re-utilising two existing buildings in the site into a reception building and wet weather/games building with kitchen facilities.

The site can be developed and operated as either a leisure/holiday park development or alternatively there is an additional consent for the accommodation to be occupied permanently for workers involved with the York Potash mine development near Whitby.

The woodland site provides a lovely setting and there is the opportunity to provide attractive walkways, picnic areas, cycle tracks and develop other allied leisure uses subject to consents.

If the development is a success with large demand, a purchaser may consider looking at this scheme as Phase One and consider developing a larger leisure park development scheme / strategy for further lodges or other allied leisure uses subject to consents.

The area is a superb base for a leisure business being located close to the Heritage Coastline within the North York Moors National Park and having excellent road access to the coastal resorts of Whitby and Scarborough.

There is immediate access from the wood onto bridleways and footpaths providing miles of superb riding and walking.

Alternatively, the woodland could be purchased as a commercial woodland and historically a commercial sawmill and timber yard has successfully operated from the site. There is a felling licence over the whole area and there are various compartments with valuable timber supplies.

Planning consents of this nature in the North York Moors National Park are very rare and rarely do opportunities of this nature become available for sale on the open market, especially which offer such long term further development potential.

LOCATION

Access to the land is gained off the A171 from two separate access points, one of which is newly built to satisfy the Highways Agency requirements of the planning consent.

The land is situated on the edge of Cloughton village between Whitby and Scarborough and is ideally positioned for exploring both coastal resorts and scenic natural countryside in this beautiful part of the North York Moors National Park.

The historic coastal town of Whitby is situated approximately 13 miles distant and provides a good range of services in a traditional unspoilt location.

The coastal resort of Scarborough is located approximately 7.5 miles away and provides a full range of services, shops, supermarkets, pubs, restaurants, social and entertainment attractions.

There is excellent local riding and walking available along the miles of bridleways and footpaths

The land can be identified by Cundalls ‘For Sale’ board. Please see the location plan for further information.
PLANNING CONSENT FOR LODGE DEVELOPMENT

The site has the benefit of two associated planning consents for a leisure/holiday park development on the site.

The first planning consent was application number: NYM/2016/0880/FL which received full planning approval on the 17 March 2017 for:

“change of use of land to form a camping/glamping site, construction of reception building, conversion of storage building to a wet weather facility and associated access, parking and landscaping works”.

The second, associated approval was application number NYM/2017/0743/FL which received full planning consent on the 23 January 2018 for:

“variation of condition 2 (material amendment) and 5 of planning approval NYM/2016/0880/FL to amend the occupancy from holiday accommodation to temporary workers accommodation at Cloughton Sawmill, Whitby Road, Cloughton”.

The original planning consent was for 15 holiday units comprising either safari tents, timber lodges and tree tents. The planning consent also included the re-use and adaption of existing buildings to provide a reception building and a wet weather/amenity building with games room with laundry facilities building.

The planning consent allows for a very flexible development design of holiday/temporary permanent accommodation. Firstly, because the accommodation can take the form of either safari style lodges, timber lodges or tree tents and secondly, as the ‘red-line’ planning consent area amounts to 9.85 acres and in essence any of the 15 units could be situated anywhere within the ‘red-line’ area. This therefore allows for a flexible development and also the fact that an area of 9.85 acres is a very large area for just 15 units of accommodation and therefore there could be further development potential for additional unit’s subject to consents.

The site with planning for development has direct access off the A171 Whitby to Scarborough road. The attractive new access road leads up into an open area which was previously the timber yard and where the former sawmill building is located which has planning to be developed into a reception building. The woodland surrounds this open area and the development can take place to the south, east or north of this area.

The wet weather/games room building has a separate access track leading to it and it is located in a clearing to the west of the development area.

Please note that the planning consent is deemed as having commenced as the new vehicle entrance has been put in place which was a condition of planning.

The approved planning drawings are shown overleaf, however a full planning pack can be obtained from the agents Malton office or be emailed upon request. Alternatively the full planning approval documents can be found online at www.northyorkmoors.org.uk and search applications NYM/2016/0880/FL and NYM/2017/0743/FL in the planning search section.
The plans show that vehicular parking would be in a single area near the reception building with access to the holiday units along bark/chipping pathways. This has been designed to allow the site to feel natural and in a similar fashion to other holiday parks like Centre Parcs.
PROPOSED WET WEATHER / AMENITY BUILDING

SAFARI TENT / LODGE DESIGN

Ground Floor Plan
WOODLAND
In all the total site area amounts to 83.1 acres and predominantly comprises a large parcel of commercially managed woodland.

The woodland is a mixture of mature mainly coniferous woodland with some deciduous woodland present. The woodland for sale comprises 13 compartments with original planting mainly from 1900 to 1998.

The woodland mainly comprises Larch, Spruce and Pine with deciduous types comprising mainly Beech.

The woodland has the benefit of a felling licence over the whole area should a purchaser wish to extract timber from the site and immediately generate an income.

The site has been managed as a commercial woodland, is relatively level and has good road frontage and access making felling and timber extraction relatively straightforward.

Alternatively, the land would be ideal for those with wildlife and conservation interest, the land is home to a wide variety of wildlife, fauna and flora and is home to a wide variety of habitats.

Compartment details are as follows:

<table>
<thead>
<tr>
<th>Compartment</th>
<th>Area (Acres)</th>
<th>Type</th>
<th>Date Planted</th>
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<tr>
<td>3a</td>
<td>3.73</td>
<td>Douglas Fir and JL.</td>
<td>1998</td>
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<tr>
<td>3b</td>
<td>23.3</td>
<td>Mostly Larch</td>
<td>1924</td>
</tr>
<tr>
<td>4a</td>
<td>1.65</td>
<td>Mainly Beech</td>
<td>1900</td>
</tr>
<tr>
<td>4b</td>
<td>2.1</td>
<td>Unplanted/building area</td>
<td>1960</td>
</tr>
<tr>
<td>4c</td>
<td>4.72</td>
<td>Pine and Larch</td>
<td>1960</td>
</tr>
<tr>
<td>4d</td>
<td>4.69</td>
<td>Mostly Larch</td>
<td>1939</td>
</tr>
<tr>
<td>4e</td>
<td>1.48</td>
<td>Clear felled</td>
<td></td>
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<tr>
<td>4f</td>
<td>4.89</td>
<td>Spruce with Larch</td>
<td>1969</td>
</tr>
<tr>
<td>4g</td>
<td>2.99</td>
<td>Mostly Larch</td>
<td>1965</td>
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<td>5b</td>
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<td>1974</td>
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GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME
The land is not registered for the BPS scheme.

WOODLAND GRANT SCHEMES / ENVIRONMENTAL SCHEMES
The land is not situated within any woodland or environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES
The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There is a footpath on the northern boundary and a bridleway on the eastern boundary both leading towards the sea and the nearby Bryherstones Country Inn

SPORTING, TIMBER & MINERAL RIGHTS
Sporting and Timber rights are in hand and included in the sale. Minerals are reserved.

BOUNDARIES
The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE
The property is being offered for sale by private treaty as a whole or in two lots. Interested parties who have queries on the sale of the property please contact Tom Watson MRICS FAAV or Edward Wilkinson on 01653 697820 or tom.watson@cundalls.co.uk or edward.wilkinson@cundalls.co.uk

GENERAL INFORMATION
Services: Mains electric and water are connected to the site.
Council Tax: Not applicable
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
VAT: Please note the woodland has been elected to VAT.
TOGC: Lot 1 or Lots 1 &2 combined will be sold as a Transfer Of a Going Concern.
Viewing: In daylight hours with set of sales particulars, unaccompanied at own risk, having first informed the agents Malton office. Telephone 01653 697820
Postcode: YO13 0AW.

NOTICE
Details and photographs prepared June/July 2018. All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.
LOTTING:
Lot 1: 43.54 acres (edged red)
Lot 2: 39.56 acres (edged blue)