

CONSENTED LUXURY LODGE DEVELOPMENT CLOUGHTON SAWMILL WOOD

NORTH YORK MOORS NATIONAL PARK COASTAL SETTING

Guide Price £1,500,000

83.07 Acres (33.62 Hectares)

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Cloughton Sawmill Wood



Location TA 003 955

Scale 1:60,000 @ A4

Drawing No. ZAA28112-02

Date 20.04.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ

Tel: 01869 254938 www.tustins.co.uk

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Cloughton Sawmill Wood

Whitby Road, Scarborough, North Yorkshire

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: TA001954 Lat/Long: 54.34477,-0.46088 Nearest Post Code: YO13 OAW
what3words: remembers.crowbar.rifled

83.07 Acres (33.62 Ha) - Guide price £1,500,000

A rare opportunity to purchase a mixed commercial woodland with permission for 15 holiday lodges with a sea view in the North York Moors National Park.

Selling Agents

Tustins, Unit 4 Park Farm, Akeman Street, Kirtlington, OX5 3JQ

For further information contact Mike Tustin

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LOCATION

The village of Cloughton is located approximately 5 miles to the north of Scarborough, 15 miles south of Whitby and falls within the North York Moors National Park. The wood falls to the east of the A171 with access taken directly from the main road. All distances are approximate.

A Rare Woodland Estate with Heritage, Planning and Coastal Appeal

Cloughton Sawmill Wood offers an exceptional opportunity to acquire a mature woodland estate with a fully consented lodge development, located on the eastern edge of the North York Moors National Park.

In addition, the mix of mature crops provides the opportunity for significant income from timber harvesting through future thinning operations.

A Woodland with Deep Heritage

The site forms part of an historic forest once owned by the Duchy of Lancaster, with origins dating back to 1236. These woods remained under Crown ownership for centuries until their release in 2018, adding a rare sense of continuity and provenance. Cloughton itself is recorded in the Domesday Book as Cluhtune, meaning a farmstead in a deep valley, reflecting the area's long-established connection with the natural landscape. Today, the woodland presents a highly attractive mix of mature forestry and progressive replanting, including species such as Scots pine, Douglas fir, cedar, larch, aspen, black walnut and hornbeam, complemented by new native planting designed to enhance biodiversity and long-term amenity value.

The Setting

The North York Moors National Park is renowned for its dramatic and varied landscape of rolling heather moorland, ancient woodland, winding dales and an iconic Jurassic coastline of cliffs, coves and sheltered bays.

The property benefits from:

- Far-reaching views towards the sea
- Access to coastal walking routes and local amenities
- Location within an International Dark Sky Reserve, with exceptional night skies
- A peaceful yet accessible position just off the A171

The woodland's high forest structure provides natural shelter from coastal winds, creating a calm and immersive environment for both visitors and wildlife.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are retained by the Duchy of Lancaster as is its usual practice.

COVENANTS

The property owner is entitled to excavate the site to a depth of 5m such as may be required for the construction of the development.

FENCING

There is a fencing liability along the western boundary of the property to the A171.

MANAGEMENT

Cloughton Sawmill Wood is currently managed by Tilhill Forestry.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the Mineral reservation.

VIEWING

To view the property please contact the agent to arrange access. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Cloughton Sawmill Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

The Development Opportunity - Cloughton Wood Lodges

Planning permission (NYM/2020/0327/FL) has been granted for the creation of a boutique lodge park set within approximately 12.3 acres of the woodland.

The scheme comprises:

- 15 high-specification log lodges:-
 - o 5 x 6-person cabins
 - o 4 x 8-person cabins
 - o 6 x 10-person cabins
- 122 beds in total across 59 bedrooms
- A reception building and amenities building

Each lodge has been thoughtfully designed with:-

- Generous private decking areas
- Individual hot tubs
- A focus on privacy and immersion within the woodland setting

The lodges are intended for holiday and recreational use, capitalising on the continued strength of the UK staycation market.

There is also an alternative former permission for 21 safari tents (NYM2016-0880-FL)

Design & Sustainability

The development has been carefully conceived to balance operational efficiency with strong environmental credentials. Cabins are designed to comply with Building Regulations and align with LABC 10-year warranty standards in terms of construction quality and longevity (though not applicable due to leisure use).

At the heart of the scheme lies a beautifully designed Nature Zone, centred around Holm Slack, featuring:

- Wildflower meadow planting
- Native tree establishment
- Informal seating and relaxation areas
- Opportunities for ecological engagement and education

The overarching concept allows visitors to choose their level of immersion, whether quiet retreat, nature exploration, or a base for discovering the National Park.



Infrastructure & Progress

The development is well advanced, with substantial enabling works completed, including:

- Internal access tracks and pathways
- Drainage and sewerage infrastructure
- Creation and planting of the Nature Zone
- Discharge of all pre-commencement planning conditions
- Implementation of the planning consent with construction commenced

This significantly reduces delivery risk and offers a purchaser a clear pathway to completion.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk

Commercial & Forestry Potential

In addition to the development, the wider woodland presents ongoing opportunities for:

- Significant mature crops outside of development area
- Good proximity to timber markets
- Selective timber harvesting, offering tax-efficient income
- Enhancement of key view corridors towards the sea
- Long-term forestry and natural capital value

A Unique Offering

Cloughton Sawmill Wood & Lodges is a rare blend of:

- Historic woodland ownership
- Prime National Park location
- Fully consented, design-led development
- Established infrastructure and early works completion

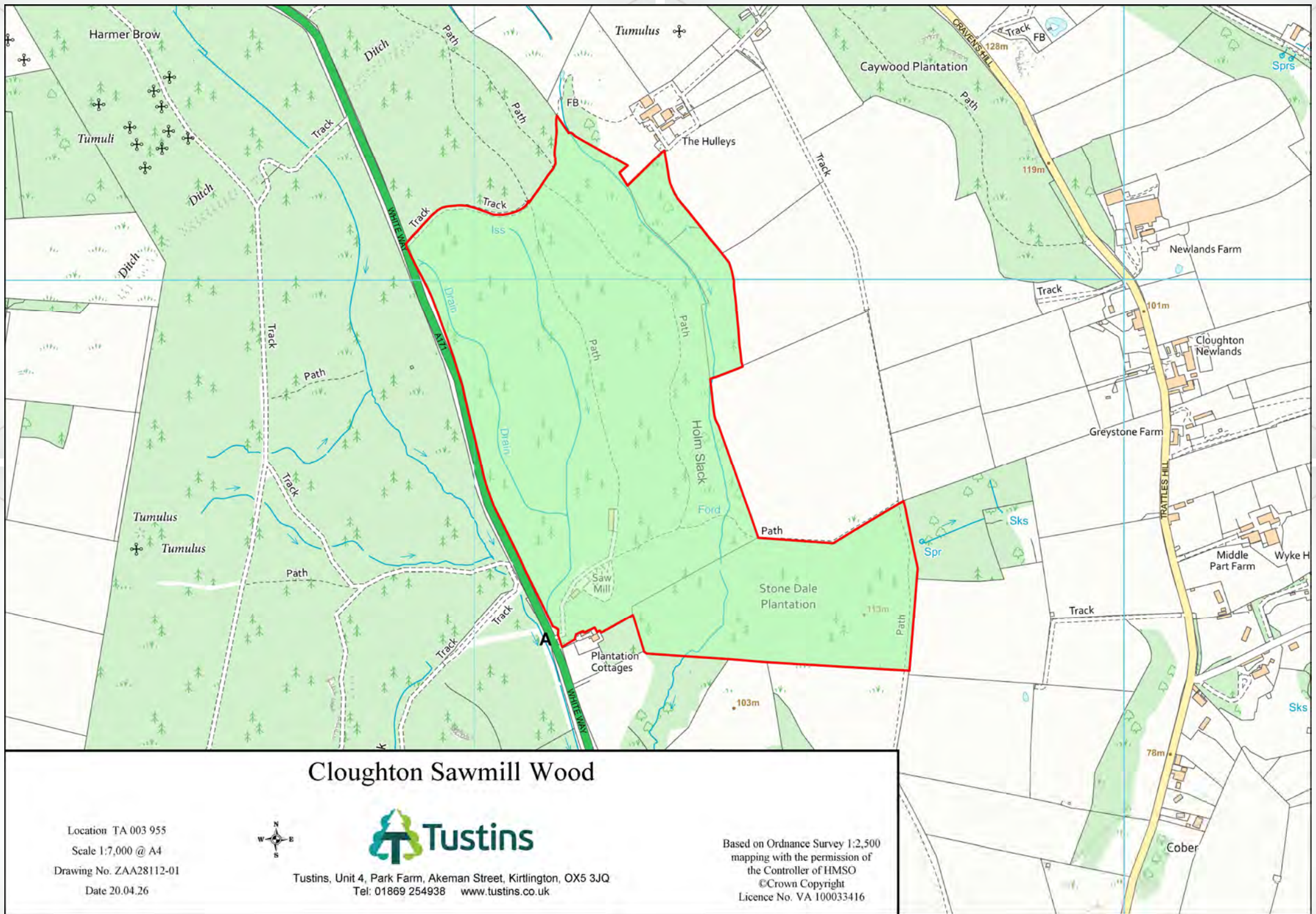
Further information, planning documentation and technical data are available upon request.











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