

Land at Haylands

Near Hawes, North Yorkshire



Pasture land with river frontage
extending to 5.44 Ha (13.43 Ac)

For Sale by Private Treaty

Guide Price: £80,000

HAWES
Auction Mart

Land at Haylands

Near Hawes, North Yorkshire

Situation

The property has frontage with Brunt Acres Road and the River Ure and is situated north of the popular Upper-Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park.

Description

The property extends to approximately 5.44 hectares (13.43 acres) and is shown edged and shaded in red on the plan. The land is semi-improved pasture and suitable for extensive livestock grazing and is divided by Gayle Beck. The land lies generally level between 220 and 230 metres above sea level, however, during periods of heavy or prolonged rainfall the property is liable to river flooding.

Upon the land is a small livestock field shelter and cattle handling pens there is also a mast for local radio which currently generates an annual rental payment of £1,000.

Method of Sale

The property is offered for sale by Private Treaty as a whole. Interested parties should first register their interest with the selling agent so they may be kept informed as the selling agent reserves the right to conclude the sale by other means at their discretion.

Directions

The property is identified on the plan and marked on the ground by our sale board, a general location map is also provided overleaf.

Viewing

The property may be inspected on foot and during daylight hours by persons in possession of this sale brochure.

Access

The property is accessed directly off the public highway known as Brunt Acres Road.

Boundaries

The Purchaser and their successors in title will take over the responsibility for the ownership and maintenance of all perimeter boundaries indicated by the inward facing 'T' marks on the plan so far as they are owned.

Tenure and Possession

The freehold interest in the property is offered for sale with vacant possession available upon completion.

Sporting and Mineral Rights

The sporting and mineral rights over the property are included so far as they are owned, however the fishing rights are let seasonally to Hawes and High Abbotside Angling Association.

Rights and Easements

The property will be sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, and other easements, quasi or reputed easements and rights of adjoining owners if any affecting the same and all existing and proposed wayleaves and all matters registered by any competent authority subject to statute.

The land is crossed by a public footpath, the route of which is shown with a broken green line on the plan.

Value Added Tax

The sale of the property is exempt from VAT so this will not be charged in addition to the purchase price.

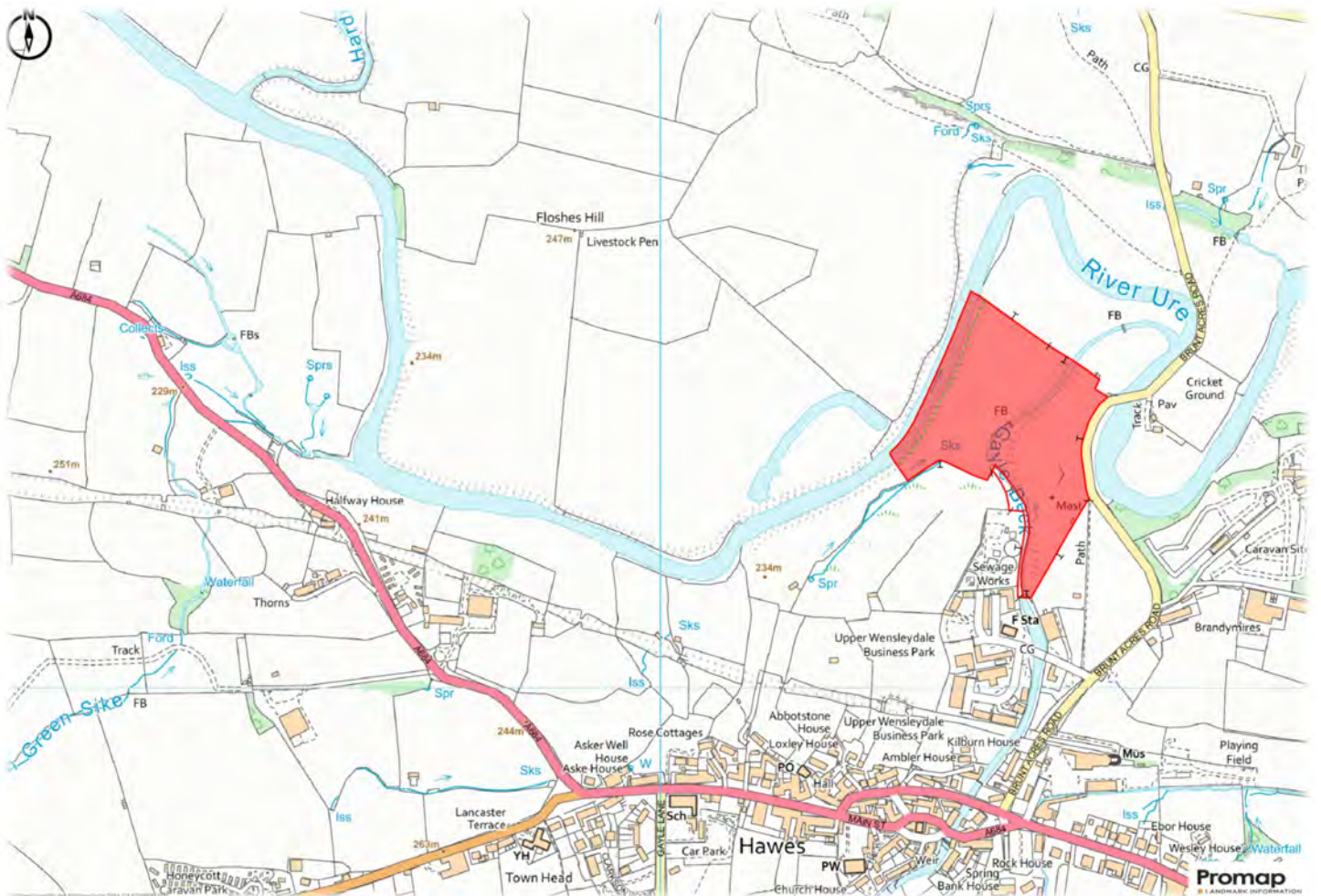
Schemes

The property is not subject to any schemes so the Purchaser may apply if they wish.

Sale Particulars

If there are any points which are of particular interest or importance, please contact James Alderson, who has inspected the property and will be dealing with the sale.







Important Notice

Hawes Auction Mart for themselves, and for the Vendors/Lessors of the property whose agents they are, give notice that:

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5. Descriptions of the property are subjective and used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

This brochure was designed in May 2024.

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