

Land in Widdale

Near Hawes, North Yorkshire



Meadow and allotment land together with a stone field barn extending to 29.30 Ha (72.40 Ac)

For Sale by Private Treaty
as a whole or in up to three separate lots

Guide Price for the whole: £240,000

HAWES
Auction Mart

Land in Widdale

Near Hawes, North Yorkshire

Situation

The property is situated off the B2655 in Widdale approximately four miles south-west of Hawes within the heart of the Yorkshire Dales National Park.

Description

In total the property extends to approximately 29.30 hectares (72.40 acres) of meadow and allotment land together with a stone field barn and is divided into three separate lots as follows:

Lot 1 - comprises meadow land together with a stone field barn which extends to approximately 2.16 hectares (5.33 acres) and is shown edged and shaded in red on the plan. The land could be best described as semi-improved upland meadow suitable for extensive livestock grazing and summer cropping. Lying between 290 and 320 metres above sea level the land has a slight north-westerly aspect towards the public highway and is bounded by drystone walls. The field barn is reasonably weathertight and in a good state of repair.

Our guide price for this lot is £35,000.

Lot 2 - comprises allotment land which extends to approximately 12.47 hectares (30.82 acres) and is shown edged and shaded in blue on the plan. The land could be best described as semi-natural upland pasture suitable for extensive livestock grazing and/or tree planting. Lying between 300 and 390 metres above sea level the land has a steep north-westerly aspect towards the public highway and is bounded by drystone walls.

Our guide price for this lot is £95,000.

Lot 3 - comprises allotment land which extends to approximately 14.67 hectares (36.25 acres) and is shown edged and shaded in green on the plan. The land could be best described as semi-natural upland pasture suitable for extensive livestock grazing and/or tree planting. Lying between 310 and 450 metres above sea level the land has a steep north-westerly aspect towards the public highway and is bounded mostly by drystone walls but with a recently erected post and wire fence on the north-eastern boundary.

Our guide price for this lot is £110,000.

Method of Sale

The property is offered for sale by Private Treaty as a whole or in up to three separate lots. 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

Each lot is identified on the plan and marked on the ground by our sale boards, 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

Access to lots 1 and 2 is achieved direct from the public highway and if lots 2 and 3 are sold separately lot 3 will benefit from and lot 2 will be subject to a reserved right of way to and from the public highway over the existing track through lot 2, the route of which is shown with a broken orange line on the plan.

Boundaries

The Purchaser(s) 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.

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.

There are no public rights of way across the property but lot 3 is designated 'open access land'.

Sporting and Mineral Rights

The sporting and mineral rights over the property are included so far as they are owned.

Value Added Tax

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

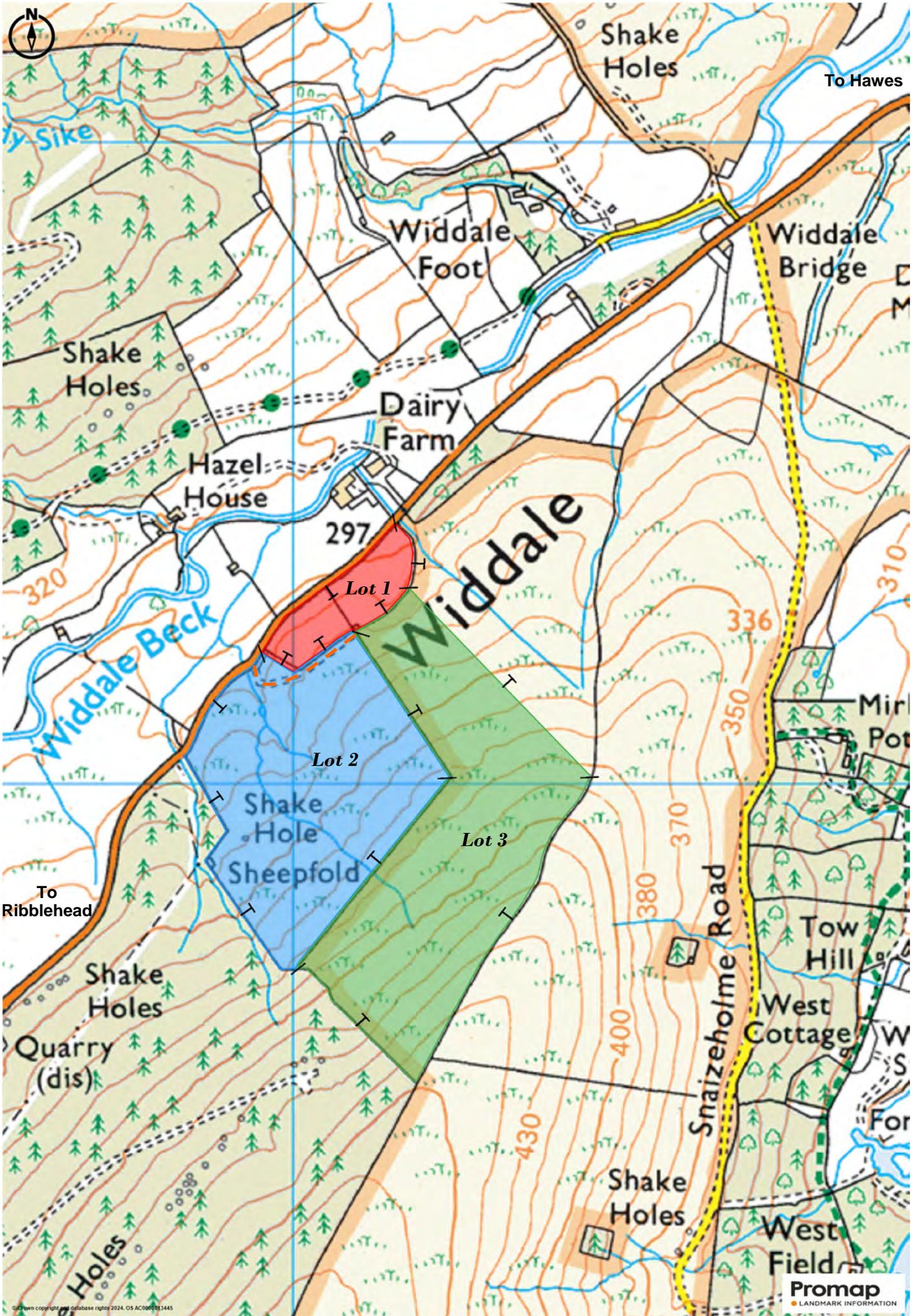
Schemes

The property is not subject to any schemes so the Purchaser(s) may apply if they wish. All the property is within the severely disadvantaged area with lots 1 and 2 below the moorland line and lot 3 above.

Sale Particulars

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



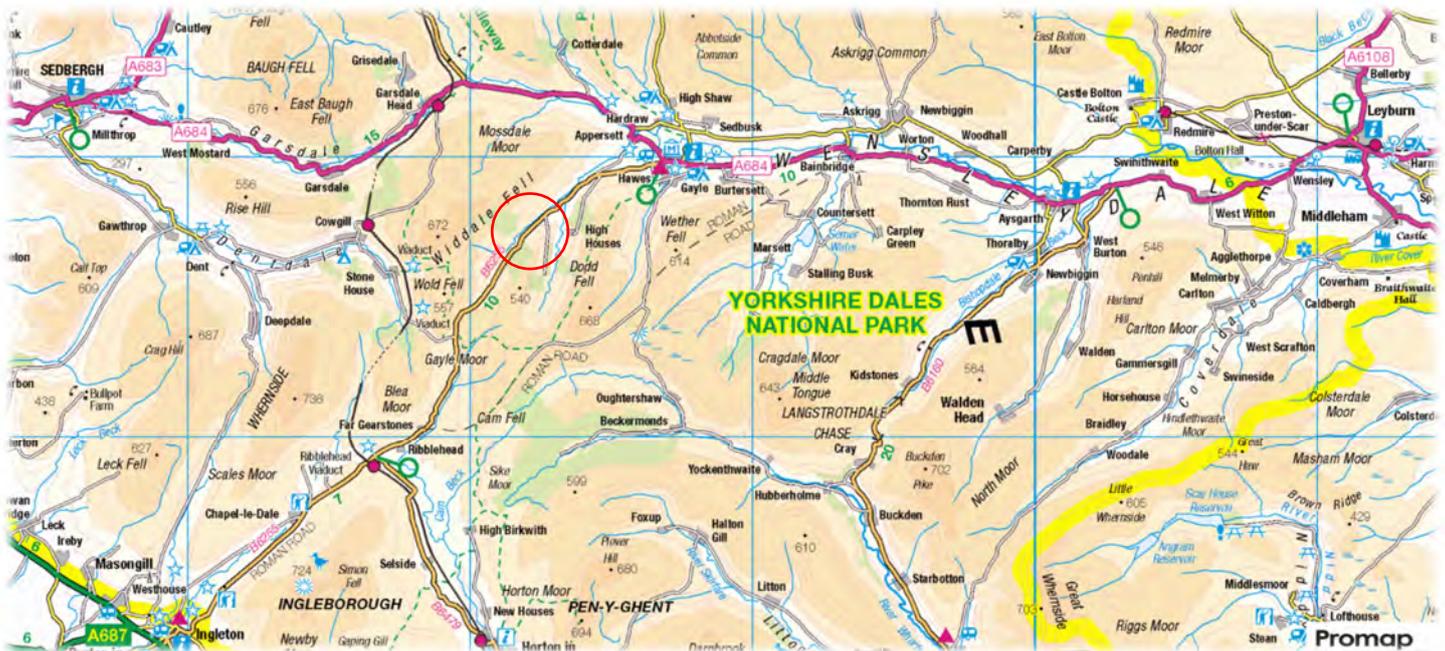


To Hawes

To Ribbleshead



Lot 3



Important Notice

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

1. These particulars are set out as a general outline only, for the guidance of prospective Purchasers/Lessees and do not constitute any part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective Purchasers/Lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending Purchasers/Lessees should not rely on them as statements or representatives of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Hawes Auction Mart has any authority to make or to give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by prospective Purchasers/Lessees in inspecting properties which have been sold, let or withdrawn.
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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