

# Land at Thornton Rust

## Near Hawes, North Yorkshire



*Lot 1*

Meadow and pasture land  
extending to 5.52 Ha (13.64 Ac)

For Sale by Private Treaty  
as a whole or in two separate lots

**Guide Price for the whole: £90,000**

**HAWES**  
*Auction Mart*

# Land at Thornton Rust

## Near Hawes, North Yorkshire

### Situation

The property is situated to the west of the Wensleydale village of Thornton Rust approximately six miles east of Hawes, within the heart of the Yorkshire Dales National Park.

### Description

In total the property extends to approximately 5.52 hectares (13.64 acres) and is bounded by dry stone walls. The land seems in good heart and managed in accordance with its potential. It has a moderate gradient with a north-easterly aspect and lies between 260 and 290 metres above sea level. Water for livestock drinking is available from a small watercourse. The land is available in two separate lots as follows:

**Lot 1** - is shown edged and shaded in blue on the plan. It comprises improved meadow extending to 1.70 hectares (4.20 acres) and is suitable for grazing and summer cropping. There is a small derelict stone buildings upon the land.

**Our guide price for this lot is £40,000.**

**Lot 2** - is shown edged and shaded in red on the plan. It comprises semi-improved pasture extending to 3.82 hectares (9.44 acres) and is suitable for grazing. This lot is also a designated Site of Special Scientific Interest (SSSI) for its species-rich sward and is known as Chris's Pasture SSSI.

**Our guide price for this lot is £50,000.**

### Method of Sale

The property is offered for sale by Private Treaty as a whole or in two 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

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

Access to lot 1 is achieved direct from the public highway and if the property is sold in lots, lot 2 will benefit from and lot 1 will be subject to a reserved right of way to and from the public highway over lot 1, the approximate route of which is shown with broken red 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. The Purchaser of lot 2 will also need to create a new gateway into lot 2 from the southeastern corner of lot 1.

### Tenure and Possession

The freehold interest in the property is offered for sale with vacant possession available on 1st April 2025. Until then the property is let to a farming tenant.

### 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.

### 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 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.

### 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.



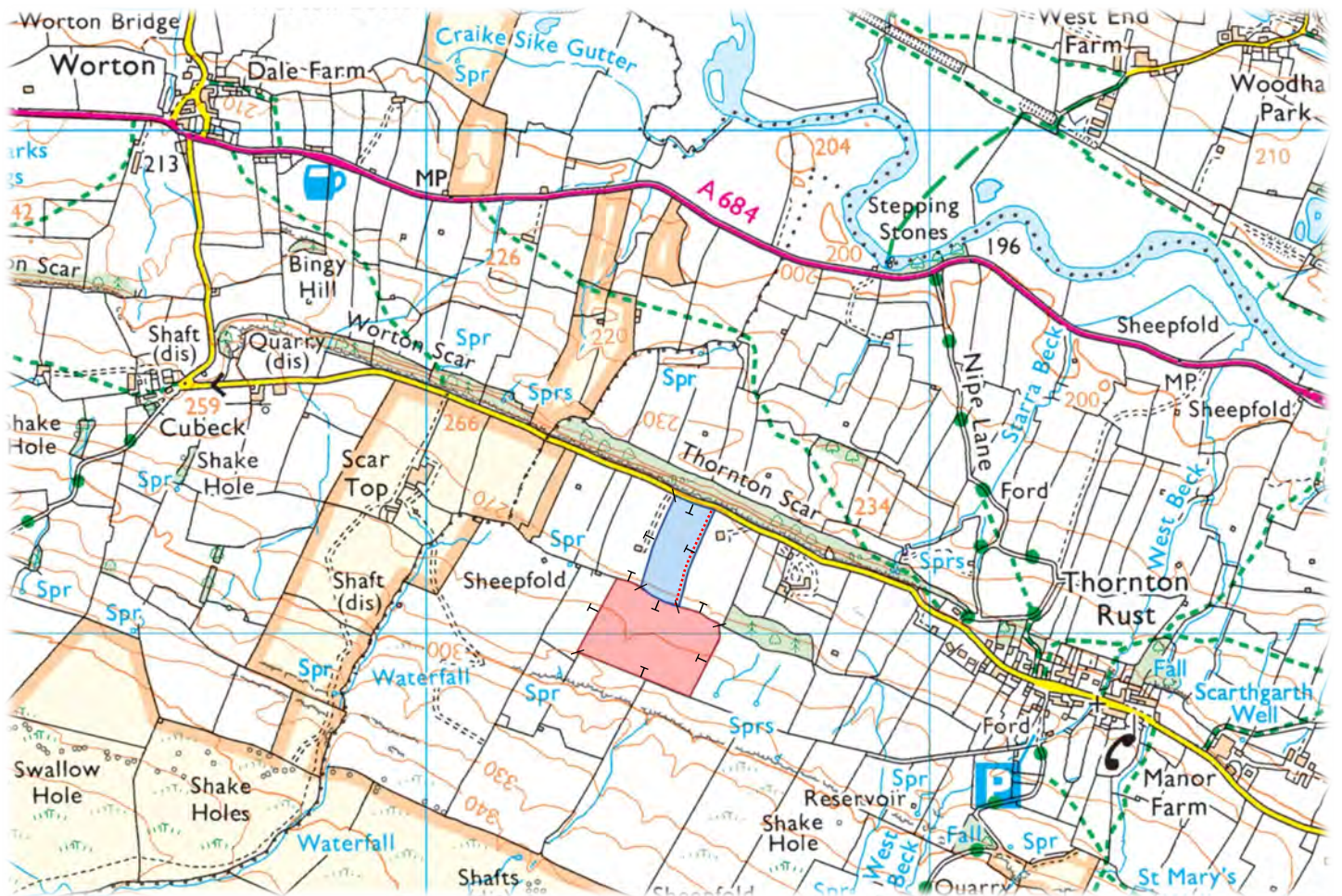
*Lot 2*



*Lot 1*



*Lot 1*



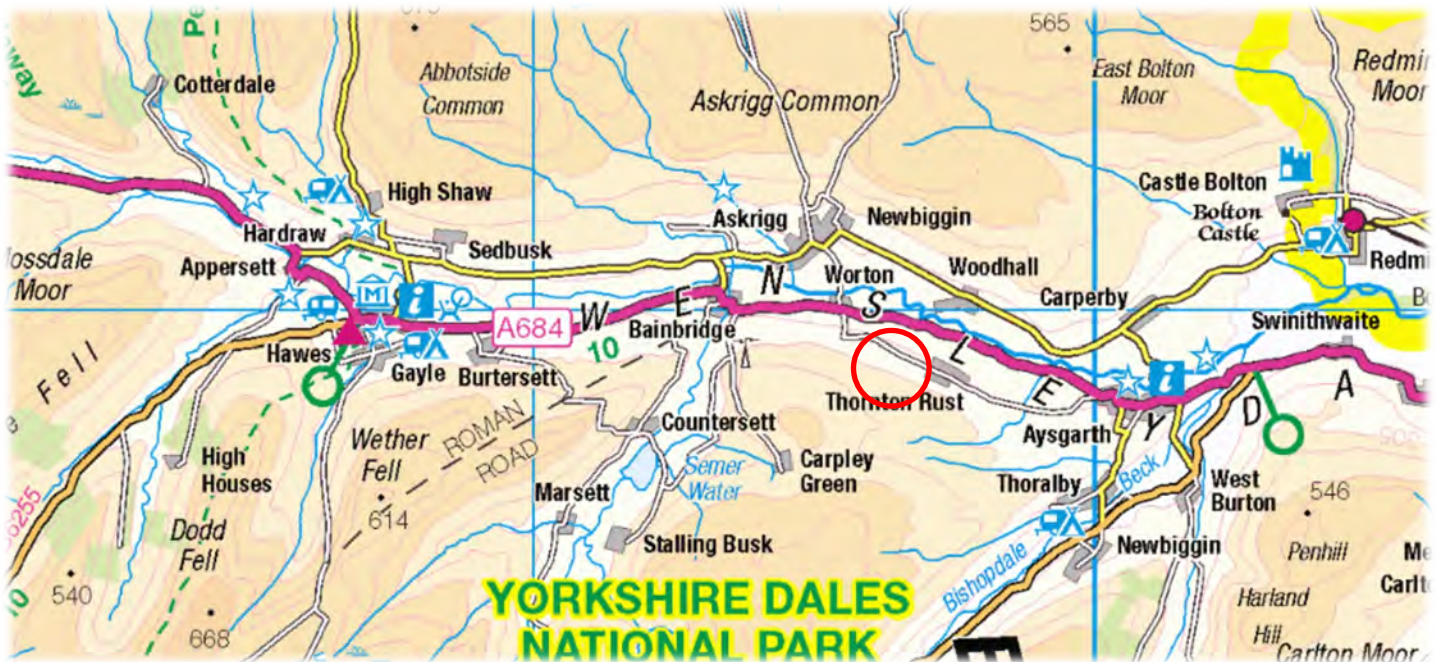
*Lot 2*



*Lot 2*



*Lot 2*



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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.
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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 redesigned in May 2024 using photographs taken in June 2023.

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