



**Land at Countersett  
Hawes, North Yorkshire**

# Land at Countersett, Hawes, North Yorkshire

Approx 3.3 acres (1.33 hectares) available for sale as a whole or in lots.

Guide Price for the whole: £50,000

Lot 1: approx 1.2 acres - £20,000 - SSTC

Lot 2: approx 2.1 acres - £30,000

## DESCRIPTION

A incredibly exciting opportunity to purchase land in Wensleydale close to the hamlet of Countersett and in the heart of the Yorkshire Dales National Park.

This land will be of interest to a variety of individuals including existing landowners, and especially those seeking to own a small piece of the Yorkshire Dales which, subject to any necessary planning approvals, can be used for a number of uses including recreational.

Set in an elevated position and with a southerly aspect, the land benefits from far reaching views over neighbouring countryside and beyond.

## BOUNDARIES AND SERVICES

The land is bounded by a drystone walls and water is from a small water course. This has not been tested and interested parties should satisfy themselves with its reliability as part of their own due diligence.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a public footpath which crosses the land and interested parties should familiarise themselves with its location and how it may affect their intended use of the land.

## ACCESS

The land is accessed off Crag Side Road, approximately half a mile to the west of the hamlet of Countersett.

## TENURE

The land is sold freehold and vacant possession will be given upon completion.

## PLANNING

The land is situated within Yorkshire Dales National Park.

Yoredale  
Bainbridge  
Leyburn  
North Yorkshire  
DL8 3EL

The land has been used for agriculture. When planning their own future use of the land interested parties should give consideration to planning policy and how they may affect their intended use of the land.

## VIEWING

The land may be viewed at any reasonable time during daylight hours upon receipt of these sales particulars. Viewing is entirely at your own risk.

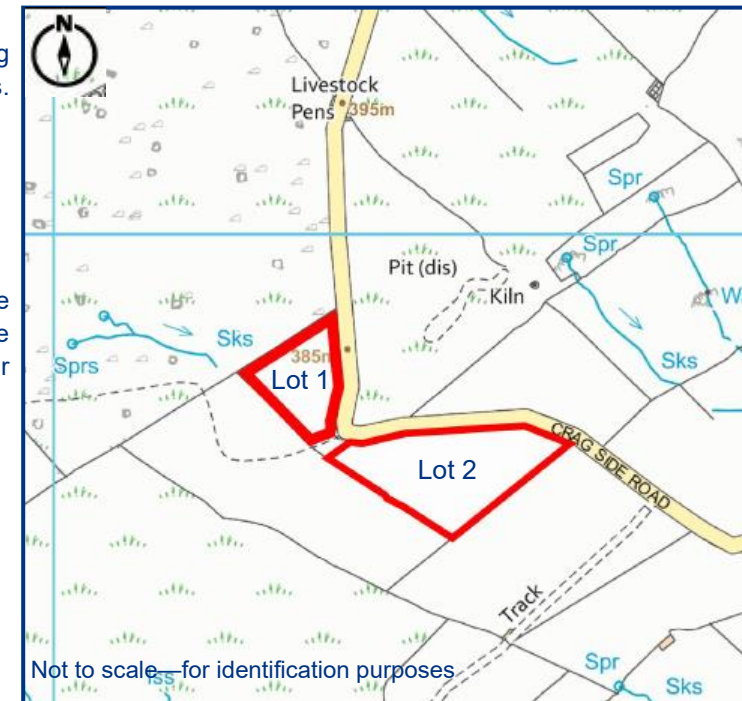
## WHAT3WORDS

///corkscrew.lifeboats.dwarves

## OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. For further information or to make an offer please contact David Claxton on 01756 692900 or by email [david.claxton@wbwsurveyors.co.uk](mailto:david.claxton@wbwsurveyors.co.uk)

Details Prepared: August 2024



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: **01756 692 900**  
[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.