

Land at High Marridales

Gayle, Hawes, North Yorkshire



Meadow land together with a stone barn
extending to 0.55 Ha (1.36 Ac)

For Sale by Private Treaty

Guide Price: £90,000

HAWES
Auction Mart

Land at High Marridales

Gayle, Hawes, North Yorkshire

Situation

The property is situated between Gayle and the popular Upper-Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park.

Description

The property is shown edged and shaded in red on the plan opposite.

The land extends to approximately 0.55 hectare (1.36 acres) of semi-improved meadow land which is suitable for livestock grazing and summer cropping. The land appears to be in good heart and lies reasonably flat at around 260 metres above sea level. Its boundaries mainly comprise dry stone walls which are in a reasonable state of repair.

Upon the land is a stone built barn measuring 5 x 7.9 metres internally. The barn would benefit from some restoration works to prevent further deterioration, however may also have potential for alternative uses subject to receiving the necessary planning permission. There are water and electrical fixtures in place but it is understood these have been disconnected as the barn is no longer in use.

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. However, when viewing please take extra care especially in and around the stone barn.

Access

The land is accessed directly off the public highway known as Marridales.

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.

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 faint broken red line on the plan.

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

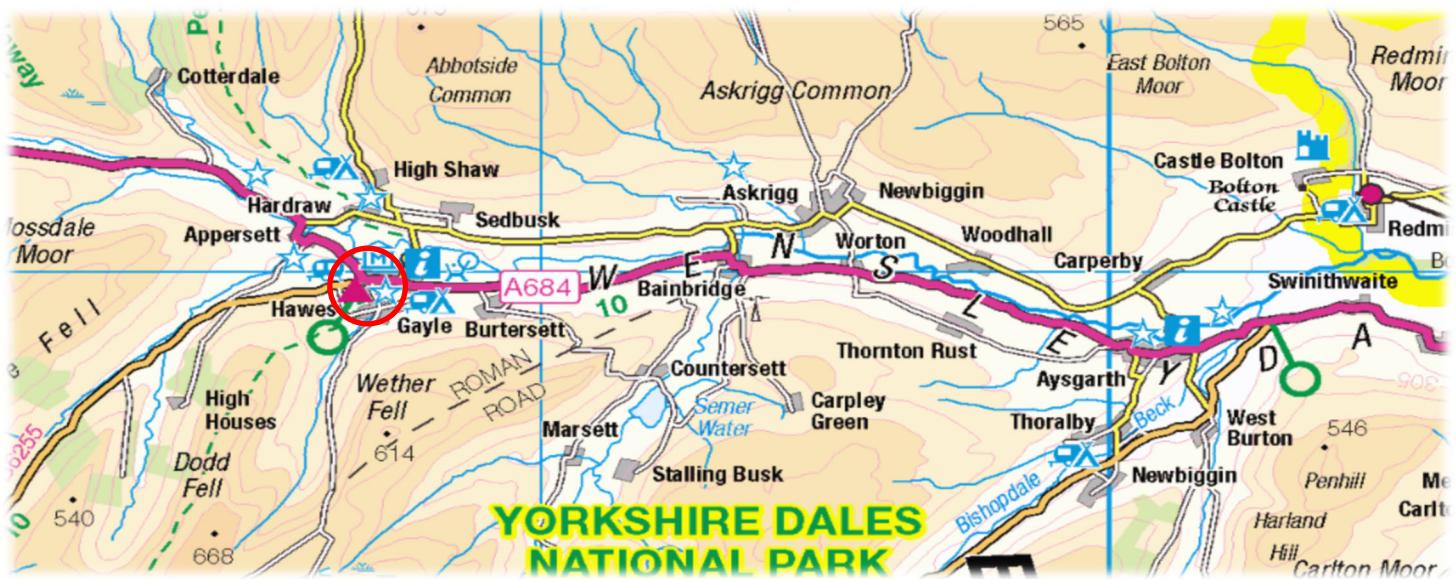
The property is not subject to any schemes so the Purchaser may apply if they wish.

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:

- 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.
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- 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.
- When viewing the property extra care should be taken to identify potential hazards which should be avoided and under no circumstances should anyone climb any boundaries, ladders or gain entry onto any raised platforms, none of which have been assessed for safety purposes. You will enter the property entirely at your own risk and no responsibility for injury will be accepted.

This brochure was designed in June 2025.

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