

# Land off Burtersett Road

## Hawes, North Yorkshire



Meadow land together with a stone barn  
extending to 2.95 Ha (7.28 Ac)

**For Sale by Private Treaty**

**Guide Price: £90,000**

**HAWES**  
Auction Mart

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## Hawes, North Yorkshire

### Situation

The property is situated on the eastern side of 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 2.95 hectares (7.28 acres) of semi-improved meadow land which is suitable for livestock grazing and summer cropping. The land appears to be in good heart and is gently undulating with a northerly aspect and lays between 220 and 250 metres above sea level. Its boundaries are in a reasonable state of repair and comprise mainly dry stone walls however there is a stretch of post and wire fence on top of the old railway embankment. Water for livestock drinking is available from a small watercourse situated mid-way down the eastern wall of the field adjoining the road.

Upon the land is a stone built barn internally measuring 5.5 x 8.2 metres. The barn seems to be in a reasonable state of repair, however no services are connected.

### 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 Burtersett 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 on 1st May 2026. Until then the property is let to a farming tenant. The annual rent is approximately £1,000.00 per annum (apportioned figure) which the Vendors' will retain as this has been paid yearly in advance.

### 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.

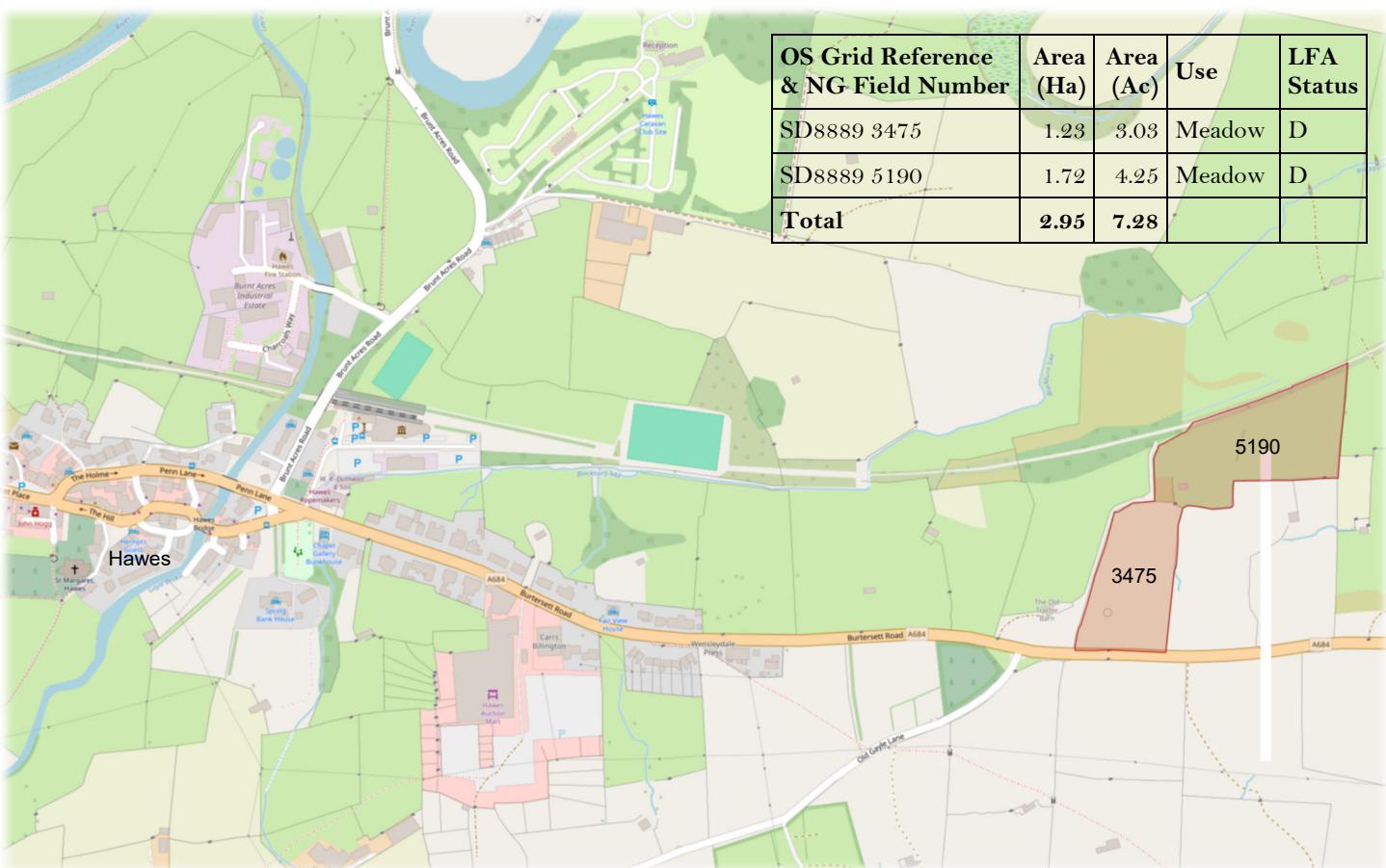
### Schemes

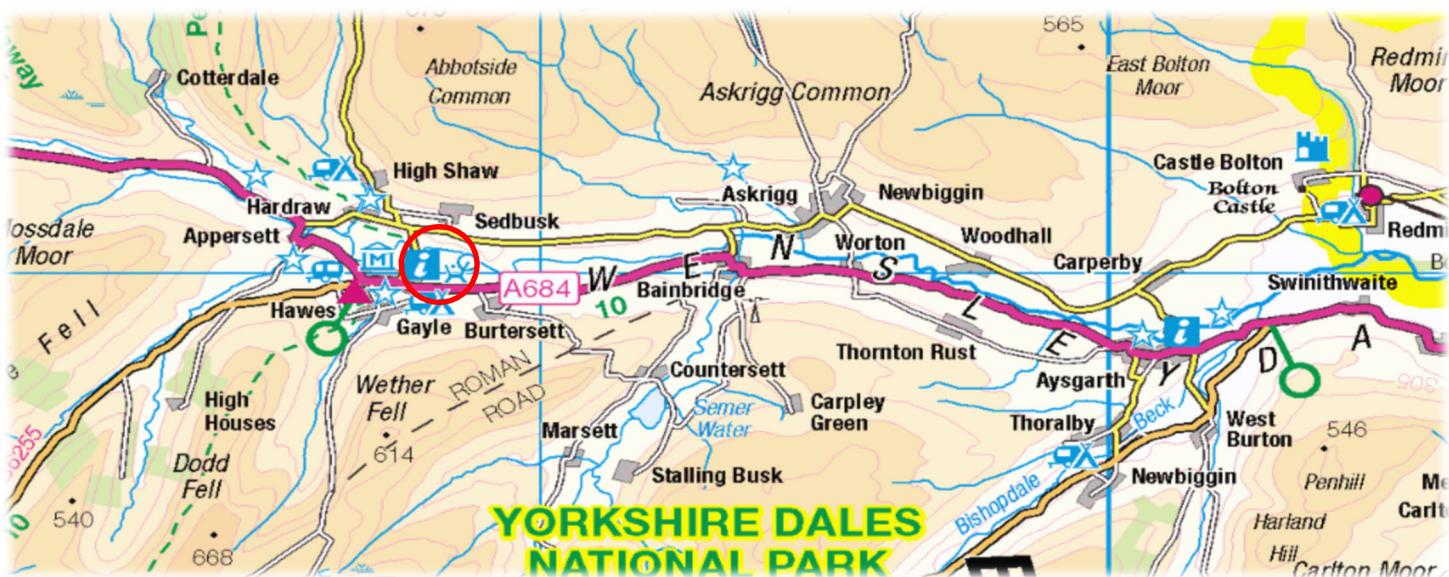
The property is not subject to any schemes so the Purchaser may apply if they wish.

### 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/Lessee and do not constitute any part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective Purchasers/Lessee ought to seek their own professional advice.
- 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/Lessee should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
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- No responsibility can be accepted for any expenses incurred by prospective Purchasers/Lessee in inspecting properties which have been sold, let or withdrawn.
- 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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