

# Land at Swinesett

## Near Hawes, North Yorkshire



Newly planted woodland  
extending to 12.08 Ha (29.86 Ac)

**For Sale by Private Treaty**

**Guide Price: £150,000**

**HAWES**  
*Auction Mart*



# Land at Swinesett

## Near Hawes, North Yorkshire

### Situation

The property is situated above Gayle and the popular Upper-Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park. It lies between 310 and 400 metres above sea level and has a south-westerly aspect.

### Description

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

The land extends to approximately 12.08 hectares (29.86 acres) of predominantly newly planted broadleaf woodland which was established during the 2020/21 planting season. Since then the woodland has been very well maintained and is now thriving. The property also includes a small area of mature broadleaf woodland and open area which contains a historic stone built lime kiln and the stone access track.

### 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.

### Access

The property is accessed directly by the byway open to all traffic (the routes of which is shown with a broken purple line on the plan opposite) which passes through the bottom of the land.

### Boundaries

The boundaries being a mixture of drystone walls and post and wire fences are generally in a good state of repair. 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.

### Sporting and Mineral Rights

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

### 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 byway open to all traffic and a public footpath, the routes of which are shown with broken purple and green lines respectively on the plan.

### 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 land is subject to a ten year Higher-Tier Countryside Stewardship Agreement which continues until 31st December 2032. The payment is approximately £4,500 per annum to cover maintenance of the woodland. The Purchaser will be required to take over this Agreement from 1st January 2026 and indemnify the Vendor for any breaches between completion of the sale and the Agreement transfer. The Purchaser will also be required to contribute £300 towards the Vendor's transfer costs.

### Sale Particulars

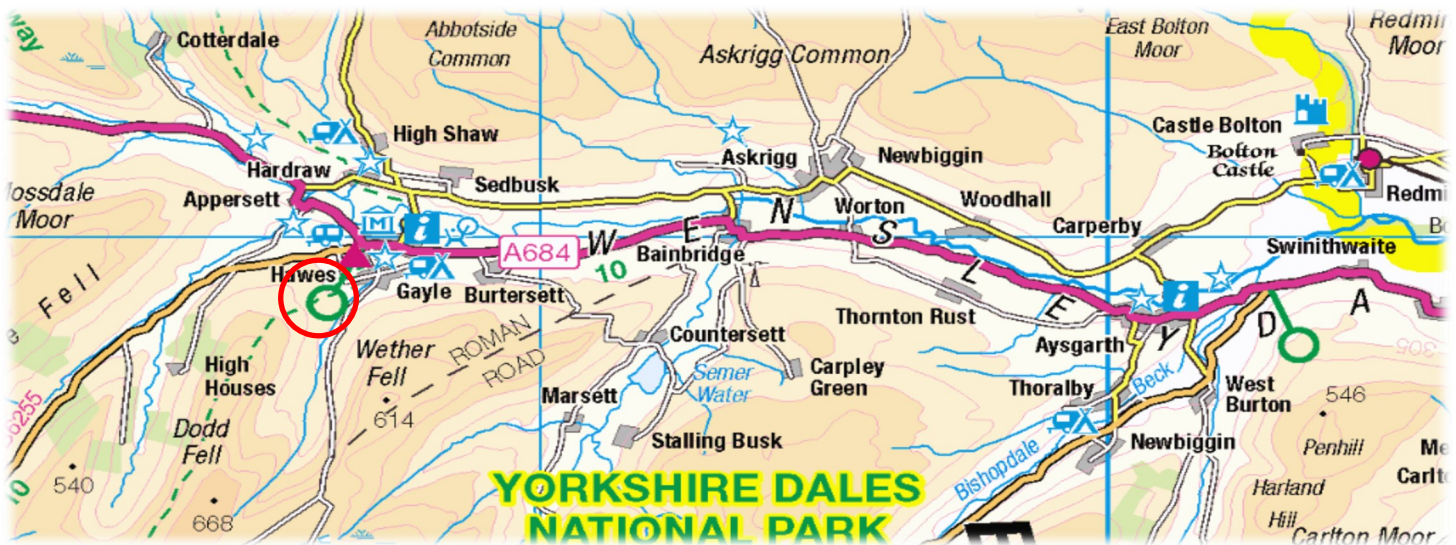
If there are any points which are of particular interest or importance, please contact James Alderson, who has inspected the property and will be dealing with the sale.











#### Important Notice

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

1. These particulars are set out as a general outline only, for the guidance of prospective Purchasers/Lesseees and do not constitute any part of an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective Purchasers/Lesseees 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/Lesseees 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/Lessors.
4. No responsibility can be accepted for any expenses incurred by prospective Purchasers/Lesseees 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.
6. 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 July 2025.

**Hawes Auction Mart Land & Property**  
Burtersett Road, Hawes, North Yorkshire, DL8 3NP

T: 01969 667207 M: 07974 052262

E: james.alderson@hawesmart.co.uk W: www.hawesmart.co.uk

**HAWES**  
*Auction Mart*