

Land at Mount Pleasant

Carlton, Leyburn, North Yorkshire



Pastureland
extending to 23.83 Ha (58.90 Ac)

For Sale by Private Treaty

Guide Price: £150,000

HAWES
Auction Mart

Land at Mount Pleasant

Carlton, Leyburn, North Yorkshire

Situation

The property is situated 1.5 miles to the south-west of Carlton which lies 6 miles south-west of the popular market town of Leyburn. The property is situated in an elevated position on the northern side of Coverdale within the Yorkshire Dales National Park with extensive views across the valley.

Description

The property is shown edged and shaded in red on the plan opposite. The land has formerly been divided into three field enclosures, one of which was meadowed for many years but now they are just grazed with sheep and cattle during the summer months. Together they extend to approximately 23.83 hectares (58.90 acres) of upland pastureland, the two higher fields are semi-improved and the lower field is semi-natural which contains a water-course feeding into Turn Beck. The land appears to be in good heart and lies between 300 and 400 metres above sea with a south-easterly aspect. Its boundaries mainly comprise dry stone walls which are in a reasonable state of repair.

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 as livestock will be grazing the land.

Access

The land is accessed from a stone track from

Carlton, the route of which is shown on the plan with a broken purple line up to where it meets the public bridleway (shown with a broken green line on the plan) which follows the same route to Carlton.

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 broken green 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.

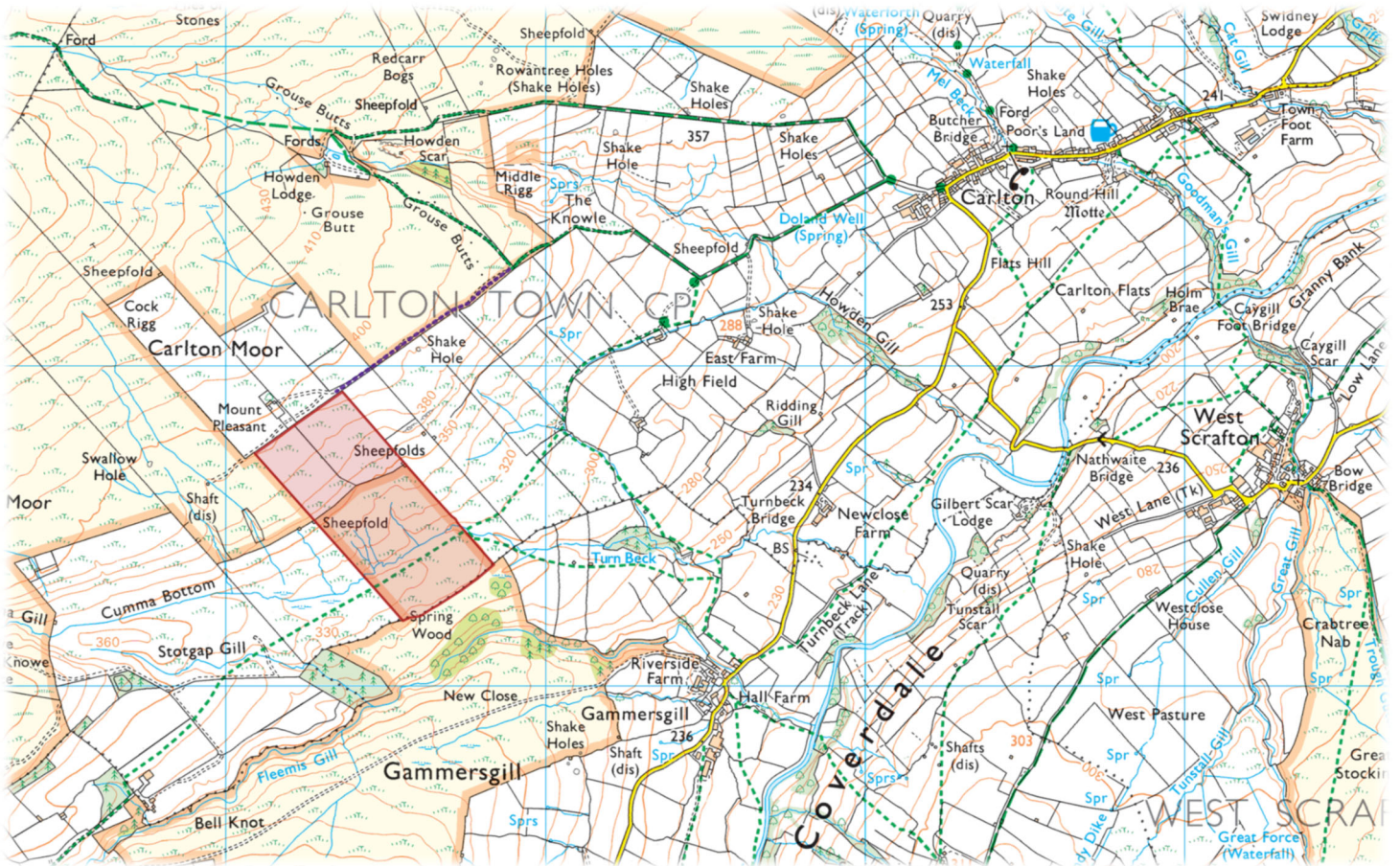
Schemes

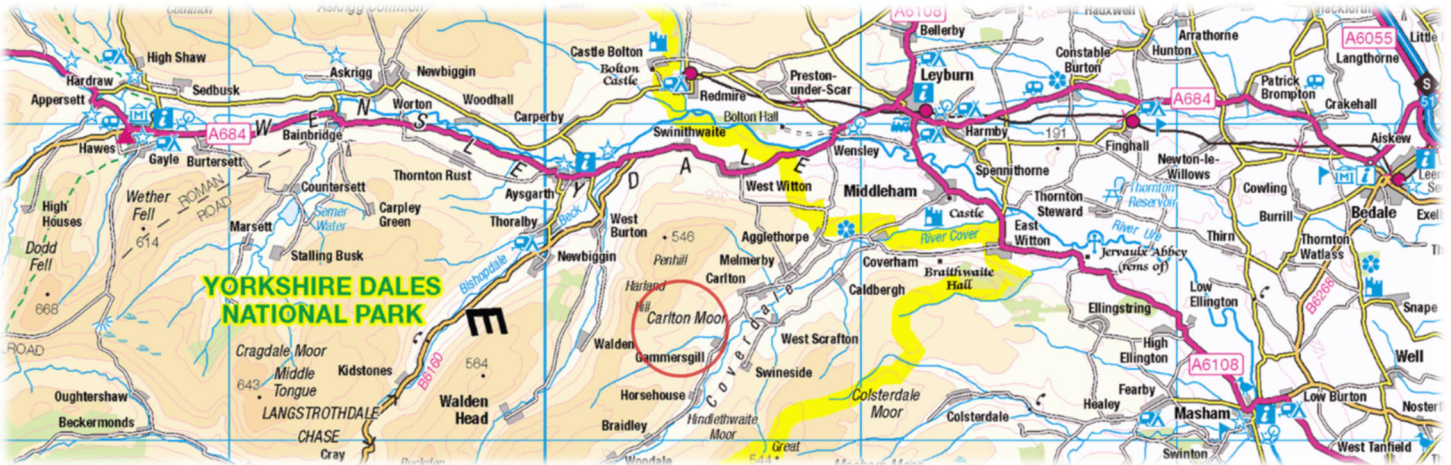
The property is not subject to any schemes so the Purchaser may apply if they wish.

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:

1. 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.
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.
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.
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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.
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 June 2025.

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