



LAND AT HAWKSWICK

Hawkswick, Skipton, North Yorkshire

288.49 acres (116.75 hectares) of sporting moorland and semi wooded scar in the heart of the Yorkshire Dales National Park



INTRODUCTION

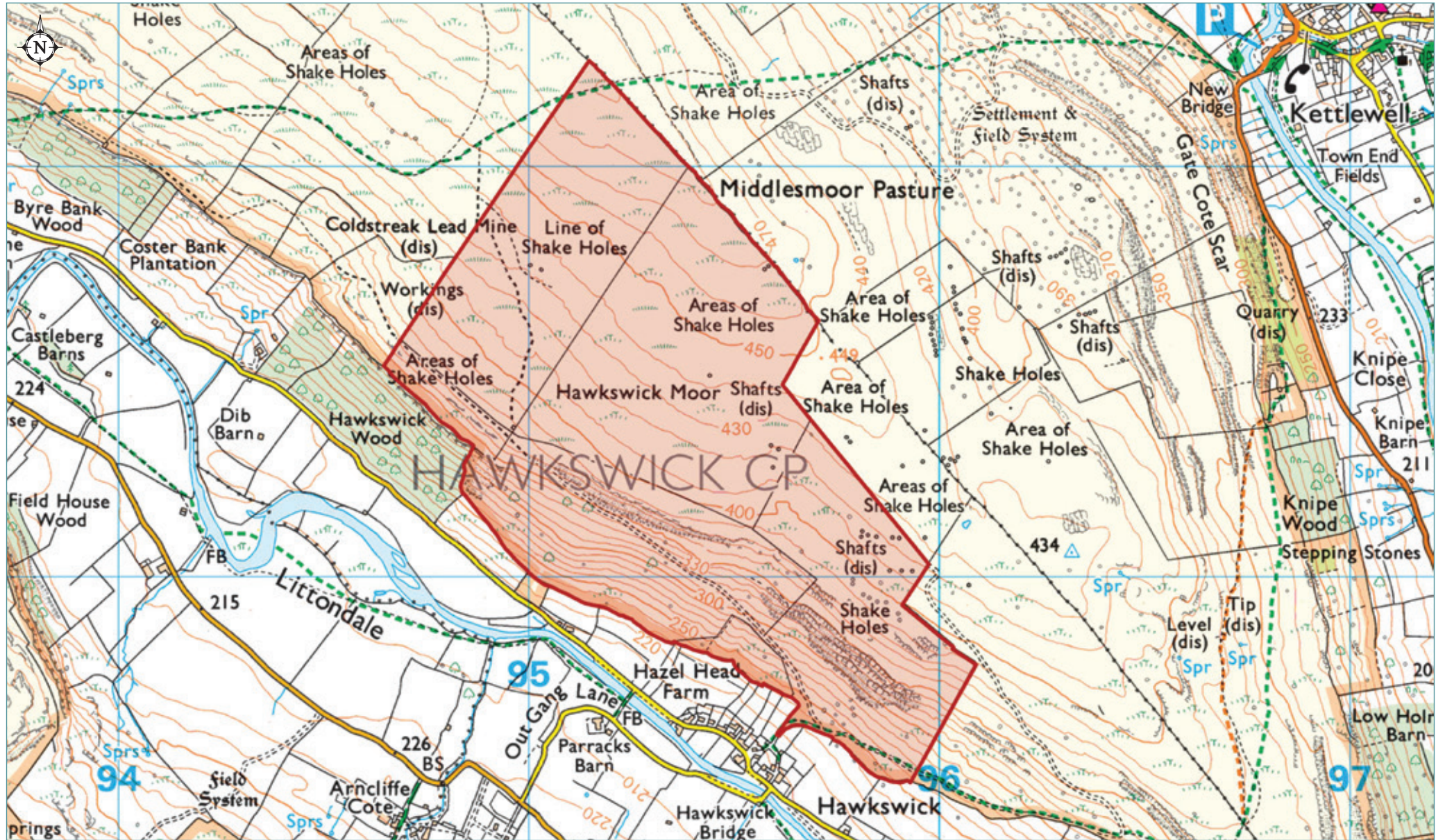
The sale represents a fantastic opportunity to purchase 288.49 acres (116.75 hectares) of heather moorland and a semi wooded scar within the spectacular valley of Littondale inside the Yorkshire Dales National Park. The limestone scar which comprises a mixture of bracken, grass, trees and scree rises steeply from behind the village of Hawswick to meet the more gently sloping plateau of predominantly heather moorland above. The land falls within the height range of 220- 490 metres above sea level. Upon the southern edge of the moorland area is a traditional stone-built lunch hut with a slate roof. The land also benefits from vehicular access from the public highway via an access track which leads from Hawswick village.

The sale offers significant use opportunities for natural capital, biodiversity, environmental, sporting and amenity. The land also benefits from the income of an Environmental Stewardship Scheme currently generating £6,233.40 per annum with potential to increase to £13,000 per annum under a Sustainable Farming Incentive Scheme.

The land is host to a range of red listed flora and fauna with obvious potential for biodiversity enhancement. The extensive areas of moorland have been subject to restoration through the current Agri-Environment Scheme which has been in place since November 2009.

The sale of the land will be subject to a leaseback arrangement whereby the Sellers will be able to continue to exercise the sporting and vermin control rights over the land and the adjoining Arncliffe Moor (totaling 1,620 acres) until 10th December 2033. The Sellers and Purchaser will thereafter work together to manage the land for their mutual benefit





GENERAL INFORMATION

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way. Two public footpaths cross the land, one runs from the village and carries east along the track in the south east corner, the other passes the north west corner as shown with broken green lines on the plan.

Tenure

The freehold is offered for sale subject to a leaseback of the sporting rights.

Services

There is no knowledge of any services connected to the land.

Sporting Rights

The sporting rights are included insofar as they are owned, however, they will be subject to a leaseback arrangement but will revert back to the Purchaser thereafter..

Mineral Rights

The mineral rights are included insofar as they are owned.

Grazing Rights

The land is not subject to any third party grazing rights.

Local Authority

North Yorkshire Council

Planning Authority

Yorkshire Dales National Park Authority

Subsidies and Grants

The land is subject to an Environmental Stewardship Scheme, which is due to expire on 31st October 2028 (copy available on request).





Designations

The land lies within the Yorkshire Dales National Park and is designated open access land. There is a dog exclusion notice in place which runs until 31st October 2028.

VAT

The land is not opted to tax, therefore VAT will not be charged.

Method of Sale

The land is offered for sale by private treaty as a whole. Offers for part or sub-lots of the land may be considered. All prospective purchasers are encouraged to register their interest with the selling agents.

Postcode

BD23 5QA (nearest) Please note the postcode covers a substantial area.

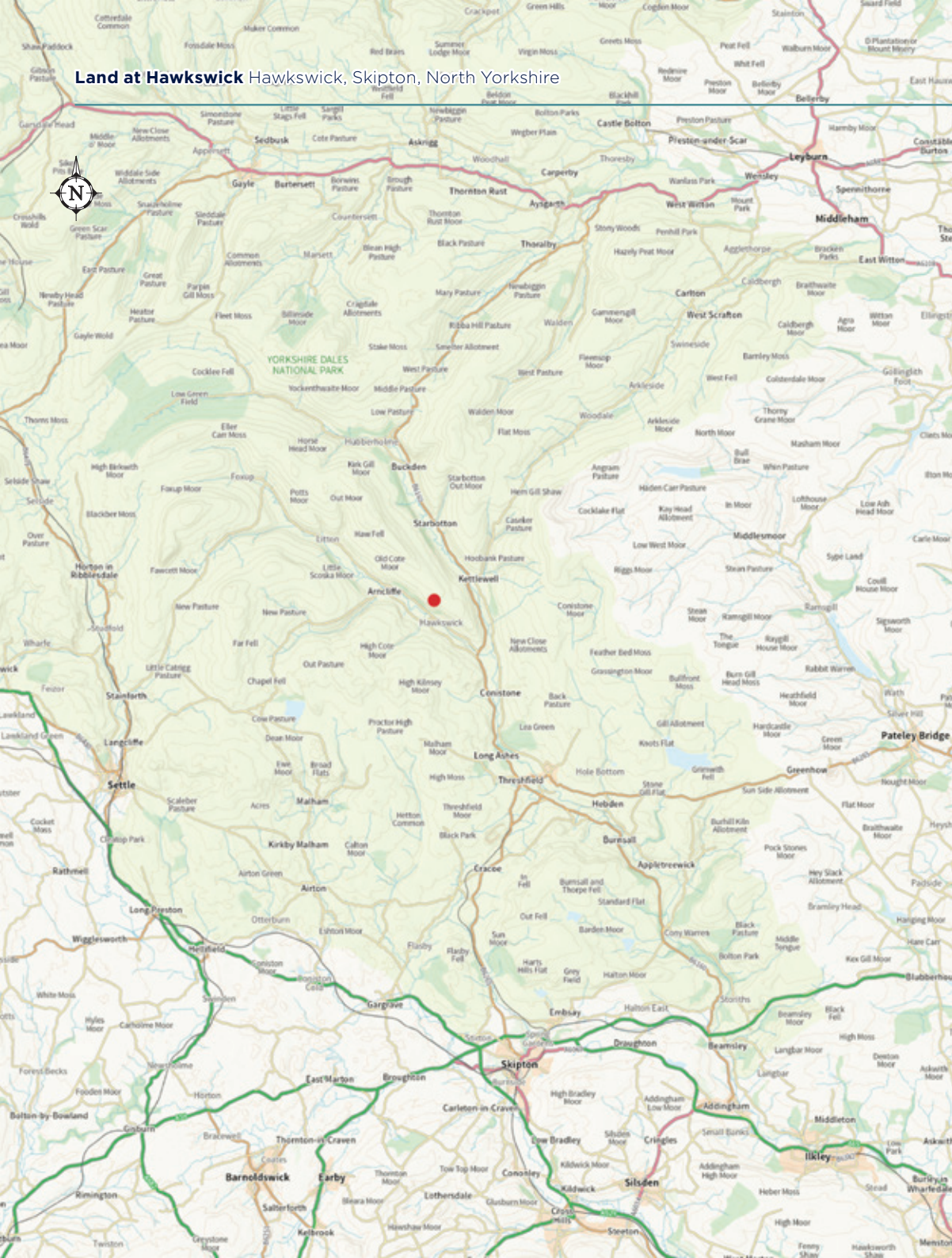
what3words

/// blaze.sprinter.hunter

Solicitor

Andrew Price
andrew.price@milnerslaw.com
0113 380 1864 / 07525 967319

Land at Hawswick, Skipton, North Yorkshire



VIEWING

The land may be inspected at all reasonable times, on foot, with a copy of the sale brochure. Care should be taken, with particular note to open ditches, drains, livestock and wildlife.

GUIDE PRICE

Offers in the region of £585,000.

CONTACT

For further information please contact:

Will Douglas

wdouglas@savills.com
01904 617812

James Alderson

james.alderson@hawesmart.co.uk
01969 667207 / 07974 052262



IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken: October 2023. Designed and Produced: 250305 WDEM