

Duerley Pasture

Hawes, North Yorkshire



Pasture land extending to
21.66 Ha (53.52 Ac)

For Sale by Private Treaty

Guide Price: £100,000

HAWES
Auction Mart

Duerley Pasture

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Situation

Duerley Pasture lies on the western side of Beggarman's Road in Sleddale, approximately two miles south of the market town of Hawes, within the Yorkshire Dales National Park.

Description

The property extends to approximately **21.66 hectares (53.52 acres)** of predominantly semi-natural pasture suitable for extensive livestock grazing. The land is considered to be in good heart and falls with a general westerly aspect towards **Duerley Beck**. Altitude ranges between **310 and 420 metres above sea level**, and the land lies within the **Severely Disadvantaged Area (SDA)**.

Perimeter boundaries comprise a mixture of drystone walls and post-and-wire fencing, the majority of which are in good condition. Natural livestock water is available from Duerley Beck, which runs through the lower part of the holding.

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Directions

The property is identified on the accompanying plan and marked on the ground by our sale board. A general location map is provided overleaf.

Access

Access is taken directly from the public highway known as **Beggarman's Road**. A secondary right of access to the lower part of the pasture is available via a private track, which is also used by others to reach neighbouring land and property. The former bridge that once carried this route over Gayle Beck has long since disappeared, but could be reinstated subject to any necessary consents (its historic alignment is shown by the brown line on the plan). For many years, access has also been taken

through the gateway on the northern boundary, although the legal right to use this point of entry is currently under investigation.

Viewing

The land may be inspected on foot during daylight hours by persons in possession of these particulars. Viewers are asked to take care, particularly near the beck, and to ensure that any gates opened are securely closed, as livestock may be present.

Method of Sale

The property is offered for sale **by Private Treaty as a whole**. Interested parties should register their interest with the selling agent to ensure they are kept informed, as the agent reserves the right to conclude the sale by alternative means at their discretion.

Environmental Schemes

The land is not currently entered into any environmental or agricultural scheme, and the Purchaser may apply to any such schemes should they wish.

Boundaries

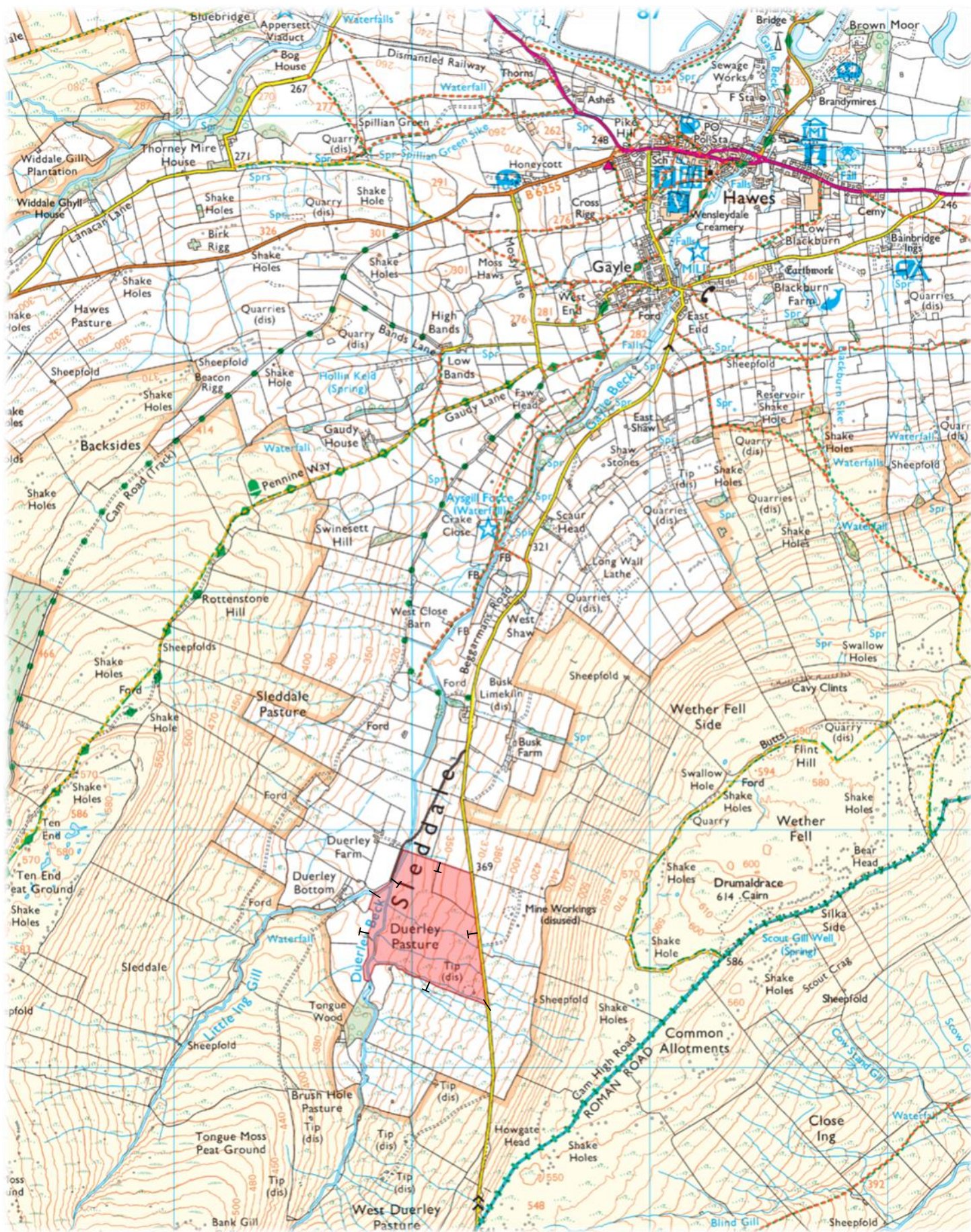
The Purchaser and their successors in title will assume responsibility for the ownership and maintenance of all perimeter boundaries marked with inward-facing 'T' marks on the sale plan, insofar as they are owned.

Rights and Easements

The property is sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, easements, quasi-easements, and rights of adjoining owners, together with all existing and proposed wayleaves and all matters registered by any competent authority.

The land is **not subject to any public rights of way or access**.





Sporting and Mineral Rights

Sporting and mineral rights are understood to be included within the sale insofar as they are owned.

Tenure and Possession

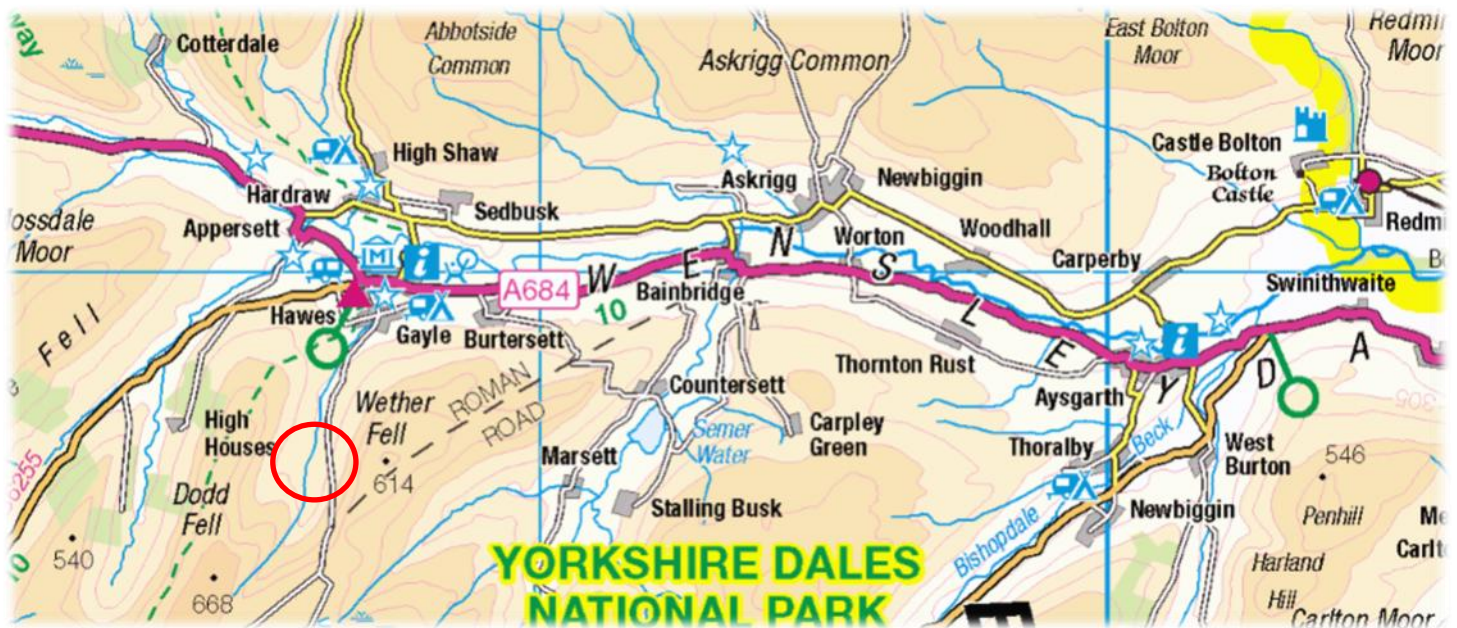
The property is offered for sale **freehold** with **vacant possession** on completion.

Value Added Tax

The sale is **exempt from VAT**, and VAT will not be charged in addition to the purchase price.

Further Information

If any points are of particular interest or require clarification, please contact **James Alderson**, who has inspected the property and is handling 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 August 2026.

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