

Land at Marsett

Near Hawes, North Yorkshire



Rough pasture land
extending to 49.74 Ha (122.91 Ac)

For Sale by Private Treaty

HAWES
Auction Mart

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Situation

The land is situated to the west of the Wensleydale hamlet of Marsett approximately five miles south of Hawes, within the heart of the Yorkshire Dales National Park.

Description

The land is shown edged and shaded in red on the plan and extends to approximately 49.74 hectares (122.91 acres) of semi-natural permanent pasture. The land was formerly enclosed within four historic field parcels but some internal walls have fallen into disrepair so there are now two principal parcels each bounded by dry stone walls. The land adjoins Cam High Road and is suitable for livestock grazing.

In general, the land seems in good heart and managed in accordance with its potential. It has a steep gradient with a southeasterly aspect and lay between 350 and 590 metres above sea level. Water for livestock drinking is available from natural spring supplies. There are no buildings upon the land.

Method of Sale

The land 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.

Viewing

The land may be inspected on foot and during daylight hours by persons in possession of this sale brochure.

Directions

The land's location is identified on the plan and map and also marked on the ground by our sale board.

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.

Access

Access to the land is achieved direct from Cam High Road which is a byway open to all traffic.

Tenure and Possession

The freehold interest in the land is offered for sale with vacant possession available on 1st October 2023. Until then the land is let to a farming Tenant.

Sporting and Mineral Rights

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



Rights and Easements

The land 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.

Value Added Tax

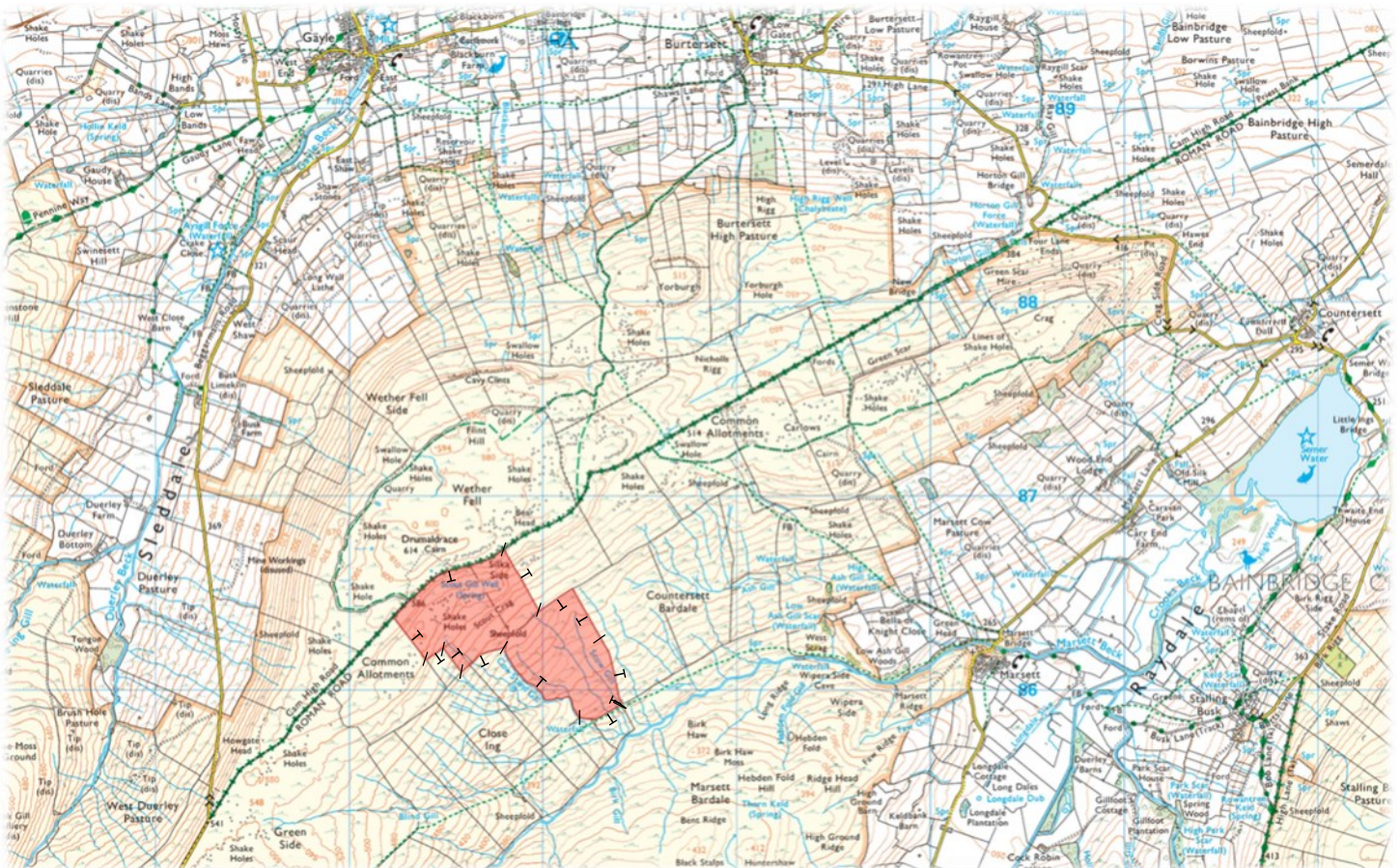
The sale of land will be exempt from VAT and VAT will not be charged in addition to the purchase price.

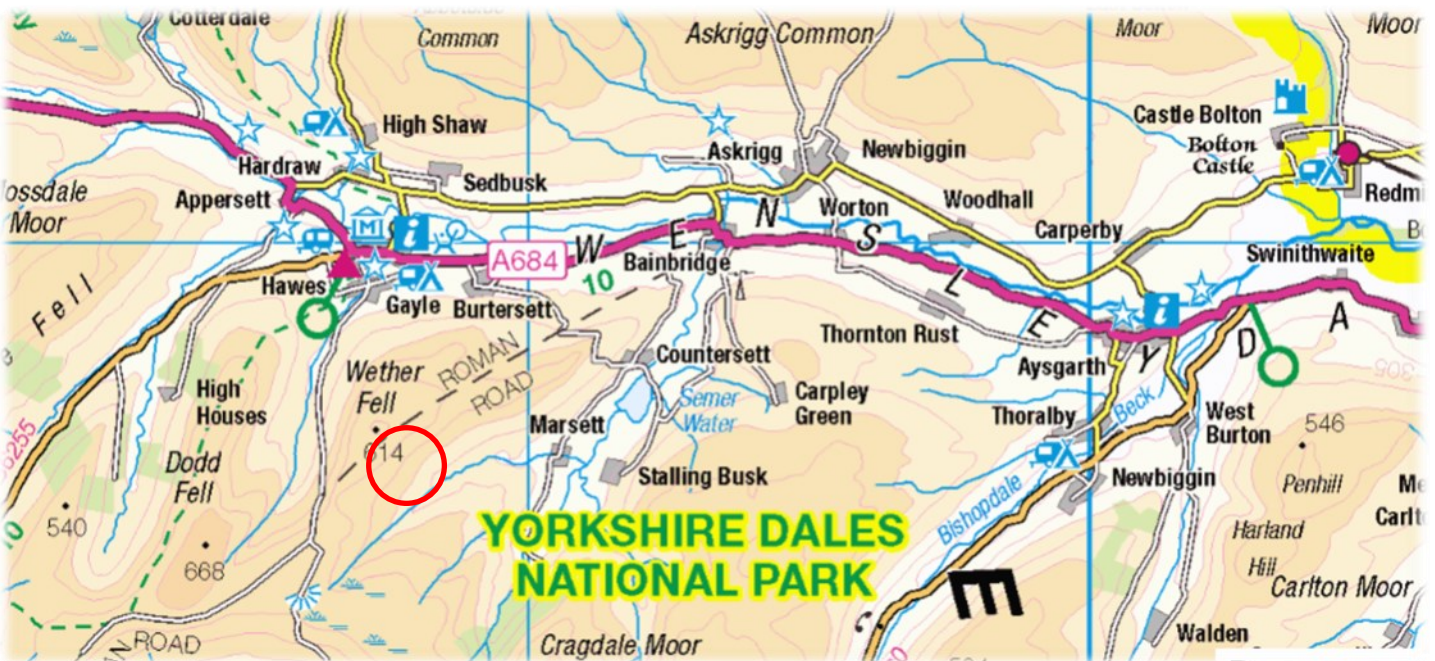
Agri-Payment Schemes

The Tenant has claimed and will retain any payments under the Basic Payment Scheme but the land has not been entered into any stewardship schemes.

Sale Particulars

If there are any points which are of particular interest or importance, please contact James Alderson, who has inspected the land 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.
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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.

This brochure was designed in July 2023.

Hawes Farmers' Auction Mart Company Limited

Burtersett Road, Hawes, North Yorkshire, DL8 3NP

T: 01969 667207 M: 07974 052262 F: 01969 667220

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

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