

Land in Widdale

Near Hawes, North Yorkshire



Lot 2

Upland Pasture Land
extending to 18.67 Ha (46.13 Ac)

For Sale by Private Treaty
as a whole or in two separate lots

Guide Price for the whole: £120,000

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Land in Widdale

Near Hawes, North Yorkshire

Situation

Both parcels of land are situated off the B 2655 in Widdale approximately five miles south-west of Hawes within the heart of the Yorkshire Dales National Park.

Description

In total the land extends to approximately 18.67 Ha (46.13 Ac) of upland pasture and is divided into two separate lots as follows:

Lot 1 - known as Widdale Head Moss, is shown edged in red on the plan opposite and extends to approximately 7.83 Ha (19.35 Ac). The land could be best described as semi-natural upland moor pasture suitable for extensive livestock grazing with some exposed peat hags. Lying between 420 and 450 metres above sea level the land has a slight northerly aspect towards the public road and is bounded mainly by post and wire fences.

Our guide price for this lot is £40,000.

Lot 2 - is shown edged in blue on the plan opposite and extends to approximately 10.84 Ha (26.78 Ac). The land could be best described as semi-improved upland pasture together with approximately 0.81 Ha (2.00 Ac) of mature mixed woodland. Both parcels are suitable for extensive livestock grazing, the pasture having previously been gripped to improve drainage. Lying between 290 and 390 metres above sea level the land has a steep north-westerly aspect towards the public road and is bounded mostly by drystone walls apart from the woodland boundary against the public road which is a post and wire fence and the south-western boundary which is currently unfenced. The Vendor will pay for a new fence to be erected and thereafter the Purchaser will be responsible for its future maintenance.

Our guide price for this lot is £80,000.

Method of Sale

The land is offered for sale by Private Treaty as a whole or in two separate lots. 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 location map and also marked on the ground by our sale boards.

Access

Access to the land is achieved direct from the public road.

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 map 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 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.

There are no public rights of way across the land but both lots have been designated 'open access land'.

Sporting and Mineral Rights

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

Value Added Tax

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

Basic Payment Scheme (BPS)

The land has been registered for this scheme and the Vendor will endeavour to transfer their BPS Entitlements to the Purchaser(s) upon completion of the sale, however, the Purchaser(s) will be required to contribute £180 towards the transfer. The 2022 BPS payment is expected to be approximately £400 and £1,850 respectively for lots 1 and 2 and will be retained by the Vendor, however the Purchaser(s) may apply for the 2023 payment subject to being eligible.

Higher Level Stewardship (HLS)

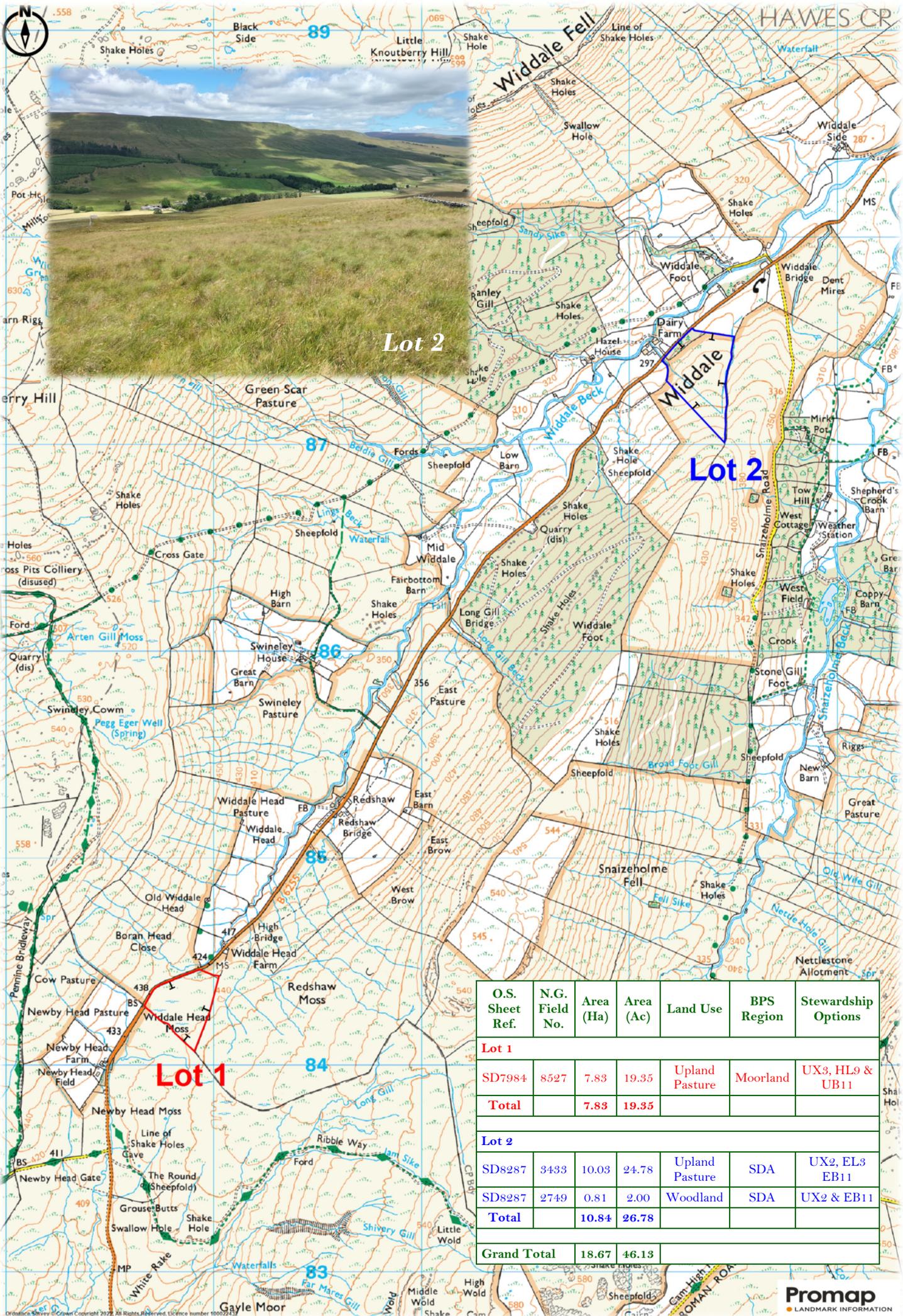
The land is also subject to a HLS Agreement which the Purchaser(s) will be required to take over and comply with until its expiry on 30th April 2024 and also contribute £180 towards the transfer. The 2022 HLS payment is expected to be approximately £495 and £670 respectively for lots 1 and 2 and will be retained by the Vendor, however the Purchaser(s) will be able to apply for the 2023 payment. Further details are available from the selling agent.

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.



Lot 1



Lot 2

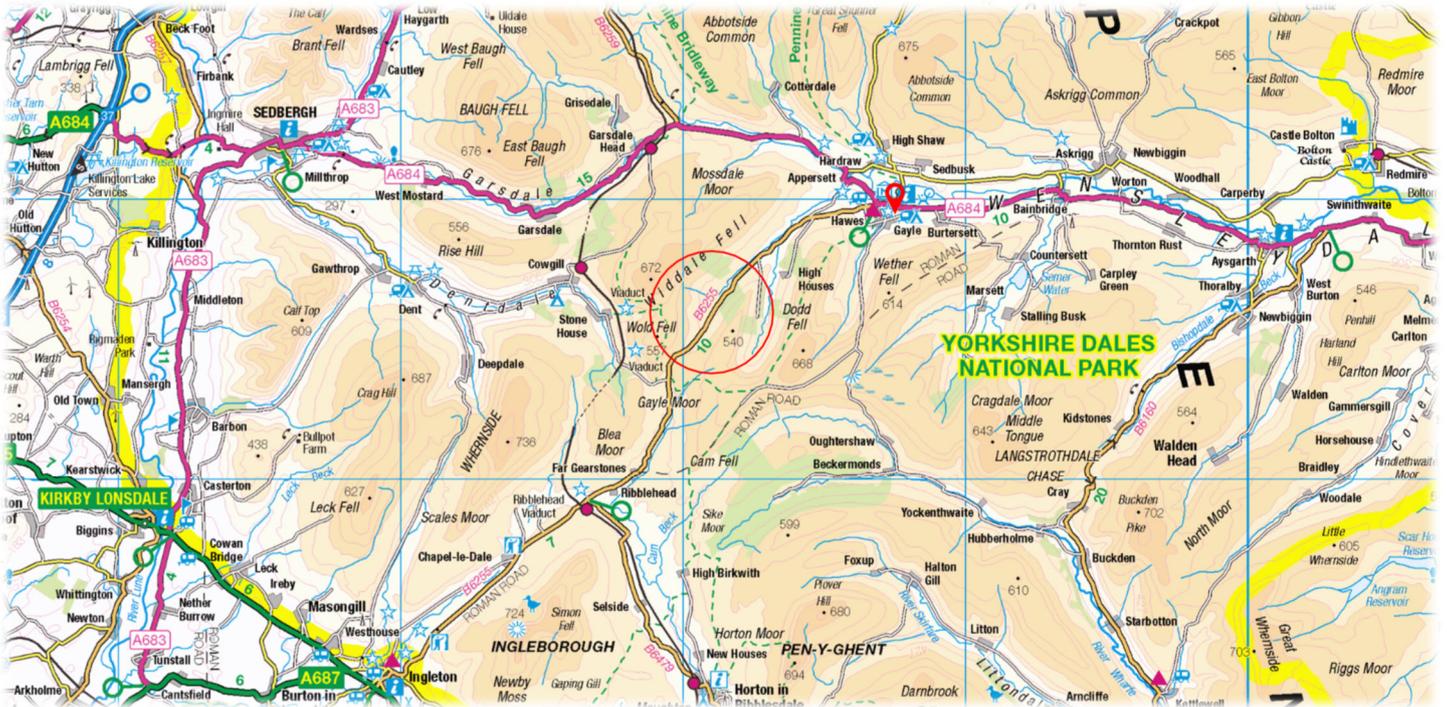
Lot 2

Lot 1

O.S. Sheet Ref.	N.G. Field No.	Area (Ha)	Area (Ac)	Land Use	BPS Region	Stewardship Options
Lot 1						
SD7984	8527	7.83	19.35	Upland Pasture	Moorland	UX3, HL9 & UB11
Total		7.83	19.35			
Lot 2						
SD8287	3433	10.03	24.78	Upland Pasture	SDA	UX2, EL3 EB11
SD8287	2749	0.81	2.00	Woodland	SDA	UX2 & EB11
Total		10.84	26.78			
Grand Total		18.67	46.13			



Lot 1



Important Notice

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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.
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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 2022.

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