

Land at Countersett

Near Hawes, North Yorkshire



Pasture land
extending to 1.42 Ha (3.51 Ac)

For Sale by Private Treaty

Guide Price: £20,000

HAWES
Auction Mart

Land at Countersett

Near Hawes, North Yorkshire

Situation

The land is situated to the west of the Wensleydale hamlet of Countersett approximately three miles southeast 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 1.42 hectares (3.51 acres) of semi-improved permanent pasture within a single enclosure bounded mainly by dry stone walls. The land adjoins the steep winding public highway known as Cragg Side Road and is suitable for livestock grazing.

In general, the land seems in good heart and managed in accordance with its potential. It had a moderate gradient with a southeasterly aspect and lay between 340 and 390 metres above sea level. Water for livestock drinking was available from a small watercourse. 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 the public highway.

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.

The land is crossed by a public bridleway and footpath, the routes of which are shown with broken green lines on the plan below. There is also a private right of way for neighbouring owners along the route of the bridleway.

Value Added Tax

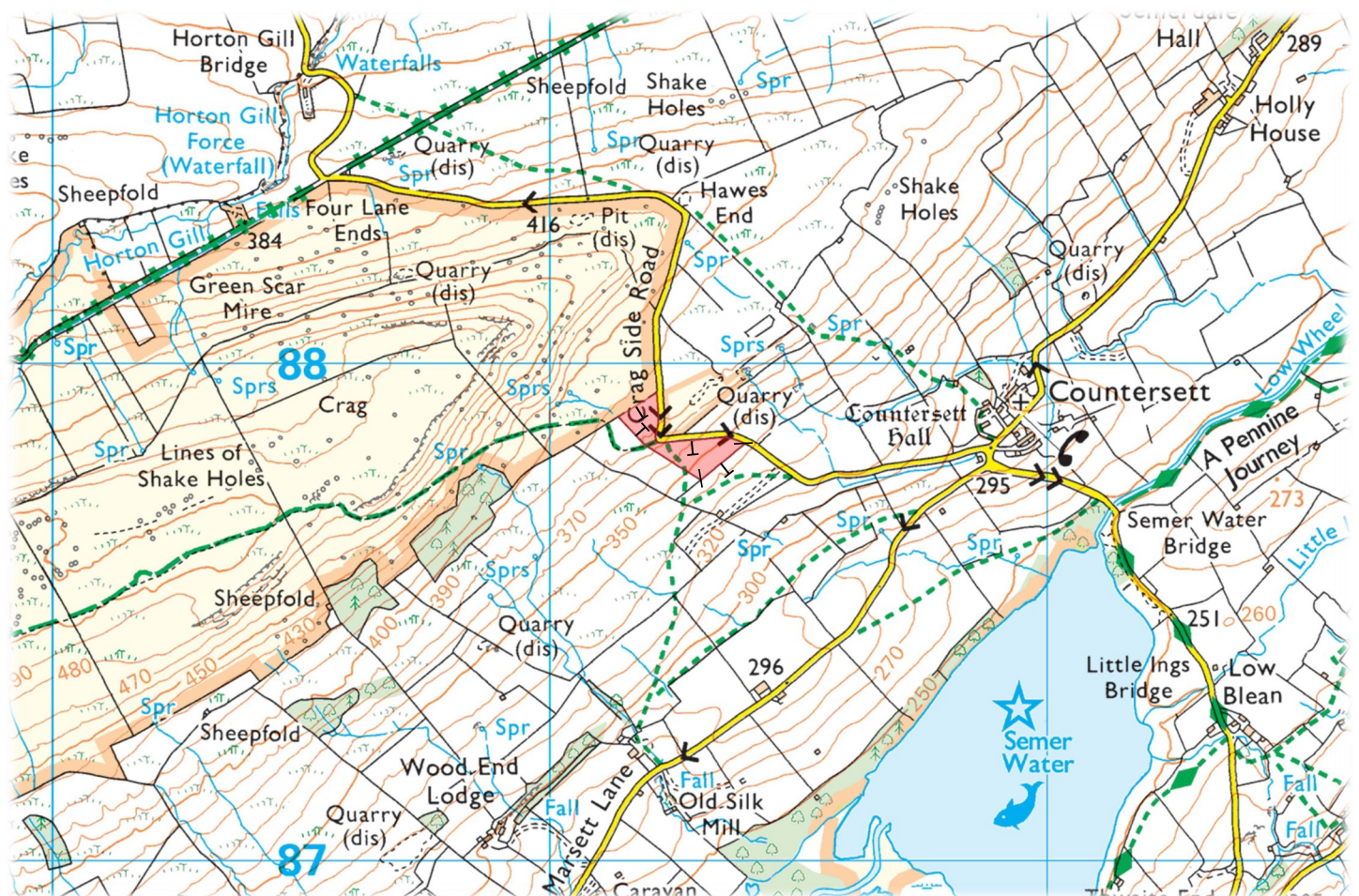
The sale of land will be exempt from VAT and VAT will not be charged in addition to the purchase price.

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.
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.
4. No responsibility can be accepted for any expenses incurred by prospective Purchasers/Lessees 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.

This brochure was designed in July 2023.

<p>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</p>	
--	--