

Land and Barn at West Close

Near Hawes, North Yorkshire



Meadow land together with a stone field barn
extending in total to 2.54 Ha (6.28 Ac)

For Sale by Private Treaty

Guide Price: £70,000

HAWES
Auction Mart

Land and Barn at West Close

Near Hawes, North Yorkshire

Situation

The property is situated above Gayle, approximately 1.5 miles south-west of the popular Upper-Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park.

Description

The property is shown edged and shaded in red on the plan opposite. The land extends to approximately 2.54 hectares (6.28 acres) of semi-improved permanent pasture and is being managed as wood pasture but can still be cut and/or grazed with cattle. The land is in good heart and has a moderate gradient with a south-easterly aspect and lays between 290 and 320 metres above sea level. Water for cattle drinking is available from Gayle Beck which runs through the land.

The stone barn and lean-to byre measure internally approximately 13.2m x 5.15m and 13.2m x 4.6m respectively and have a potential floor area of approximately 197 square metres. The stone barn is in a deteriorating condition and would benefit from some restoration, however, the byre is in comparatively better condition.

Method of Sale

The property 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 property may be inspected on foot and during daylight hours by persons in possession of this sale brochure, however, no one should enter the barn where the roof has fallen in.

Directions

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

Boundaries

Within six months of completion of the sale, the Purchaser will be required to install a suitable stockproof boundary around the extended barn curtilage and thereafter (including their successors in title) 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

The Vendor consents to the Purchaser installing a new gate within the stone wall adjoining the track to create a new vehicle access route onto the land. There is established public and private use along this track from the public highway, the route of which is shown with a broken purple line on the plan.

Tenure and Possession

The freehold interest in the property is offered for sale with vacant possession available upon completion.

Sporting and Mineral Rights

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

Rights and Easements

The property 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 footpath, the route of which is shown with a broken green line on the plan.

Value Added Tax

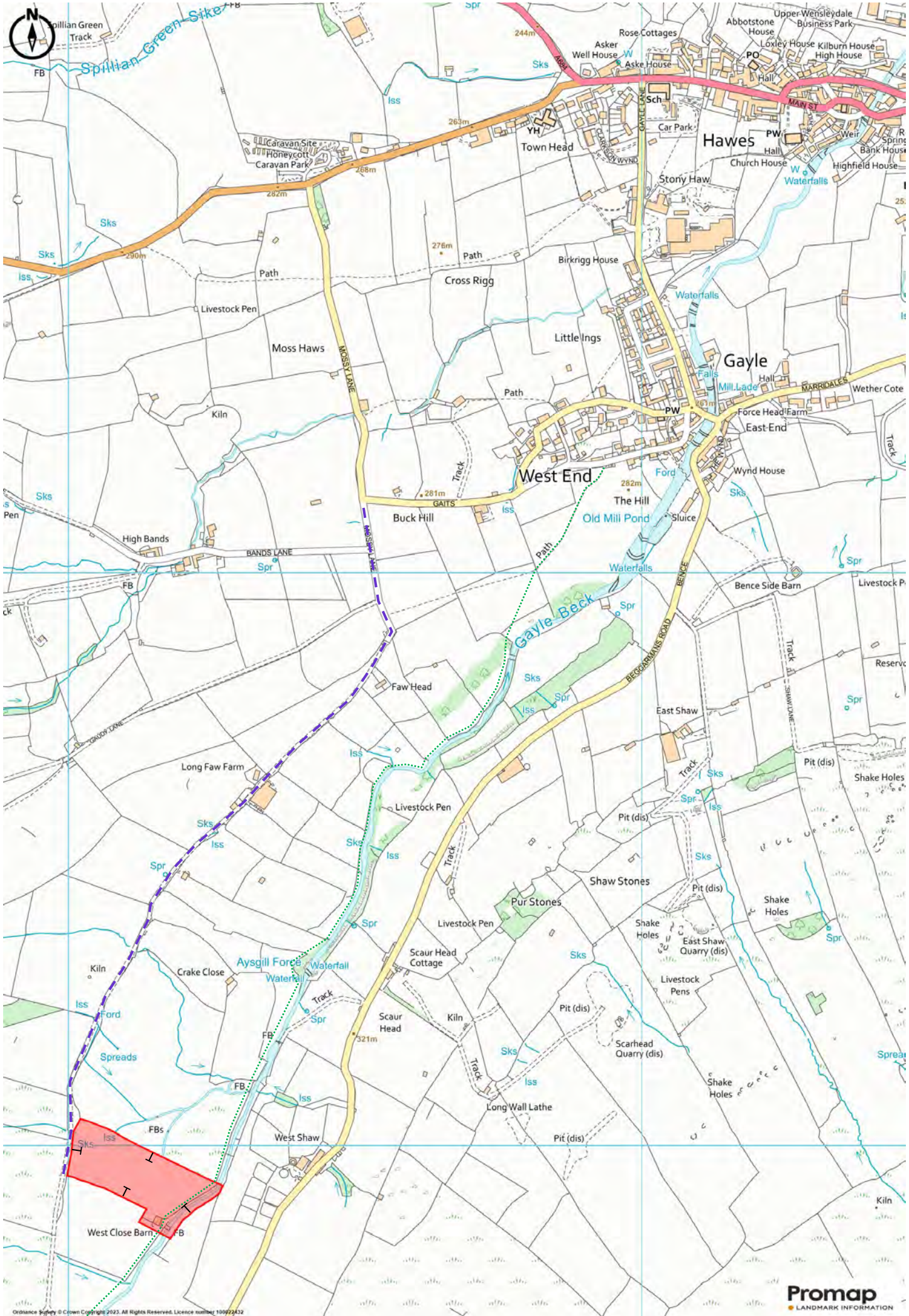
The sale will be exempt from VAT and VAT will not be charged in addition to the purchase price.

Agri-Payment Schemes

The land has been entered into a Higher-tier Countryside Stewardship Scheme Agreement which continues until 31st December 2029. The Purchaser will be required to take over this Agreement from 1st January 2024 and indemnify the Vendor for any breaches between completion of the sale and the successful transfer. The agreement payment relating to the land is currently approximately £1,300 per annum. The Purchaser will be required to contribute £300 towards the Vendor's transfer costs. No Basic Payment Scheme Reference Amount will be included within the sale.

Sale Particulars

If there are any points which are of particular interest or importance, please contact James Alderson, who has inspected the property 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 August 2023.

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