

Land and Buildings at Gayle

Near Hawes, North Yorkshire



Meadow land together with a stone barn and
agricultural building extending to
2.68 Ha (6.63 Ac)

For Sale by Private Treaty

Guide Price: £200,000

HAWES
Auction Mart

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Situation

The property is situated between Gayle and 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.

The land extends to approximately 2.68 hectares (6.63 acres) of semi-improved meadow land which is in good heart and has a moderate gradient with a northerly aspect and lays between 240 and 270 metres above sea level.

The stone barn measures internally approximately 8.8m x 5.3m and comprises a hay loft over a former cattle byre and is now used for general agricultural storage. The barn would benefit from some restoration works to prevent further deterioration.

The modern agricultural building measures internally approximately 8.8m x 15m and is designed for cattle housing. The building is in reasonable condition.

Water for livestock drinking is available from a piped spring supply collected from land to the south.

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.

Directions

The property is identified on the plan and marked on the ground by our sale board, a general location map is also provided.

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 building if livestock are present.

Access

The land is accessed directly off the public highway known as Marridales and from there a stone track leads to the barn and building.

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.

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.

Development Clawback Agreement

The Vendor will reserve the right to charge a clawback payment on the land which will be in place in perpetuity and will equate to 35% of any enhancement in value beyond that of agricultural value resulting from planning permission for any non-agricultural use. Any development or change of use to the existing barn and/or building or any ancillary curtilage thereto will not trigger a clawback payment.

Value Added Tax

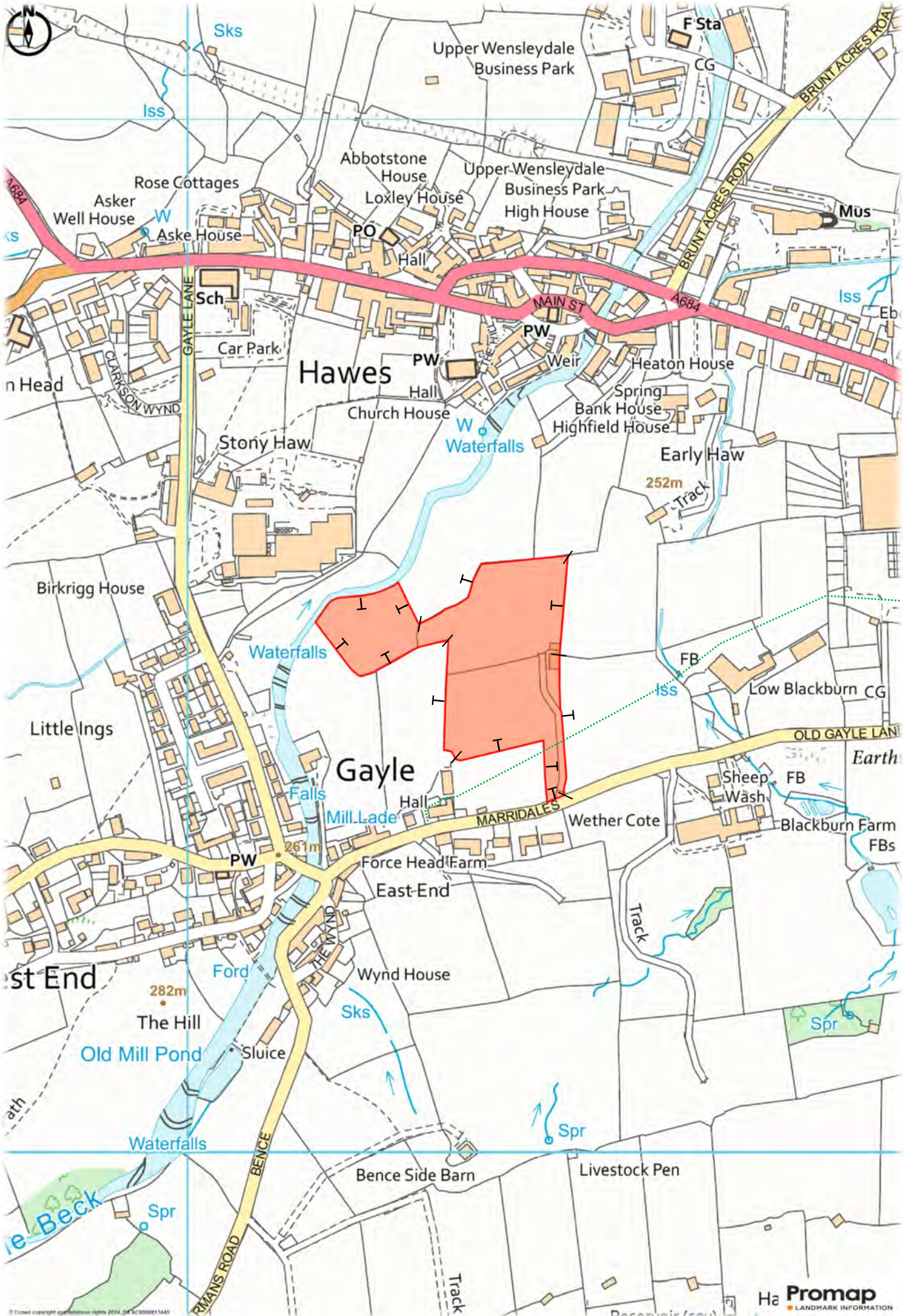
The sale of the property is exempt from VAT so this will not be charged in addition to the purchase price.

Schemes

The property is not subject to any schemes so the Purchaser may apply if they wish.

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.
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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 May 2024.

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