

Land at Thwaite Bridge

Hawes, North Yorkshire



Meadow, pasture and woodland
extending to 60.84 Ha (150.31 Ac)

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

Guide Price for the whole: £280,000

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Land at Thwaite Bridge

Hawes, North Yorkshire

Situation

The property lies to the north of the A684 in Upper Wensleydale, approximately four miles north-west of the popular market town of Hawes, within the heart of the Yorkshire Dales National Park.

Description

The property extends in total to approximately **60.84 hectares (150.31 acres)** of predominantly semi-improved upland pasture, suitable for extensive livestock grazing and limited summer cropping. The land is considered to be in good heart and gently undulates, with a general northerly aspect towards the River Ure. It ranges between **270 and 330 metres above sea level** and lies within the severely disadvantaged area (SDA).

Boundaries comprise a mixture of drystone walls and post-and-wire fencing, the majority of which are in good condition. Livestock water is available from the River Ure, which runs through the property.

The land is available as a whole or in two separate lots:

- **Lot 1** – Approximately **22.20 hectares (54.85 acres)**, shown edged and shaded red on the plan.

Guide Price: £110,000

- **Lot 2** – Approximately **38.64 hectares (95.46 acres)**, shown edged and shaded blue on the plan.

Guide Price: £170,000

Directions

The property is identified on the accompanying plan and marked on the ground by our sale boards. A general location map is provided overleaf.

Access

The land is accessed directly from the A684 public highway, with multiple gateways serving each lot.

Viewing

The land may be inspected on foot during daylight hours by persons in possession of these particulars. Viewers are asked to take care, particularly near the river, and to ensure that any gates opened are securely closed, as livestock may be present.

Method of Sale

The property is offered for sale by Private Treaty, either as a whole or in up to two lots. Interested parties should register their interest with the selling agent to ensure they are kept informed, as the agent reserves the right to conclude the sale by alternative means at their discretion.

Schemes

Part of the land is subject to an ongoing **Mid-Tier Countryside Stewardship Scheme**, which is understood to run until **31 December 2026**. The purchaser(s) will be required to comply with the scheme requirements insofar as they relate to the land entered into the agreement and to indemnify the Seller against any penalties arising from breaches occurring after completion. The 2026 scheme payment will be retained in full by the Seller.

Parcels not included within the agreement may be entered into a new scheme from completion. Land within the existing agreement will not be eligible for new schemes until **1 January 2027**. A schedule opposite identifies the fields included in the agreement and their respective management options.

Boundaries

The Purchaser(s) and their successors in title will assume responsibility for the ownership and maintenance of all perimeter boundaries marked with inward-facing 'T' marks on the plan, insofar as they are owned.



OS Grid Ref. &	Area	Area	Use	CS
Lot 1				
SD8092 0468	6.79	16.77	Pasture	CS
SD8092 4355	3.42	8.45	Meadow	CS
SD8092 5074	3.02	7.46	Pasture	CS
SD8092 5161	0.99	2.46	Pasture	None
SD8092 7259	7.98	19.71	Pasture	None
Total	22.20	54.85		
Lot 2				
SD8192 2355	20.36	50.32	Pasture	CS
SD8192 2241	2.13	5.25	Pasture	None
SD8192 4540	4.05	10.00	Meadow	None
SD8192 6961	0.96	2.36	Wood	None
SD8192 8043	11.14	27.53	Pasture	None
Total	38.64	95.46		

Sporting and Mineral Rights

Sporting and mineral rights are understood to have been reserved by a previous owner and are therefore excluded from the sale.

Rights and Easements

The property is sold subject to and with the benefit of all existing rights of way, water, drainage, watercourses, easements, quasi-easements, and rights of adjoining owners, together with all existing and proposed wayleaves and all matters registered by any competent authority.

The land is **not** subject to any public rights of way.

Tenure and Possession

The property is offered for sale freehold with vacant possession on completion.

Value Added Tax

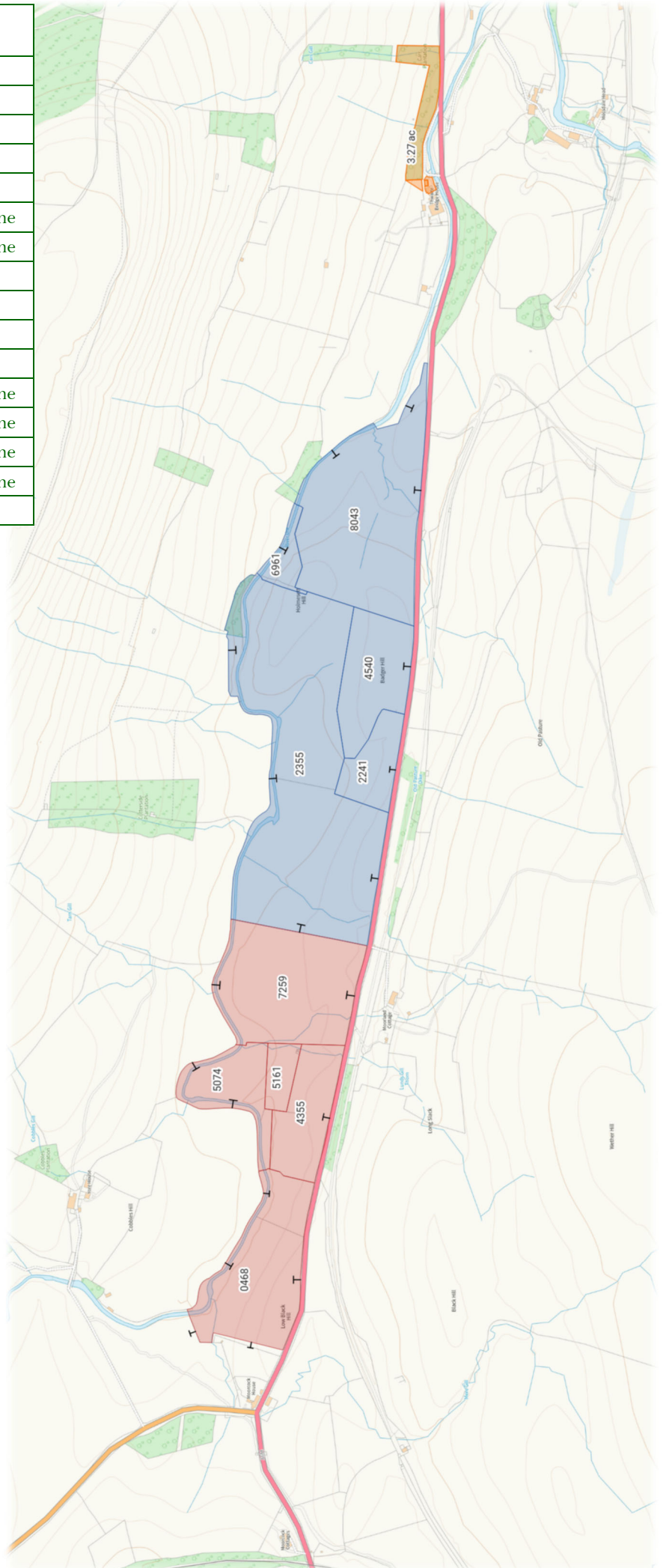
The sale is exempt from VAT, and VAT will not be charged in addition to the purchase price.

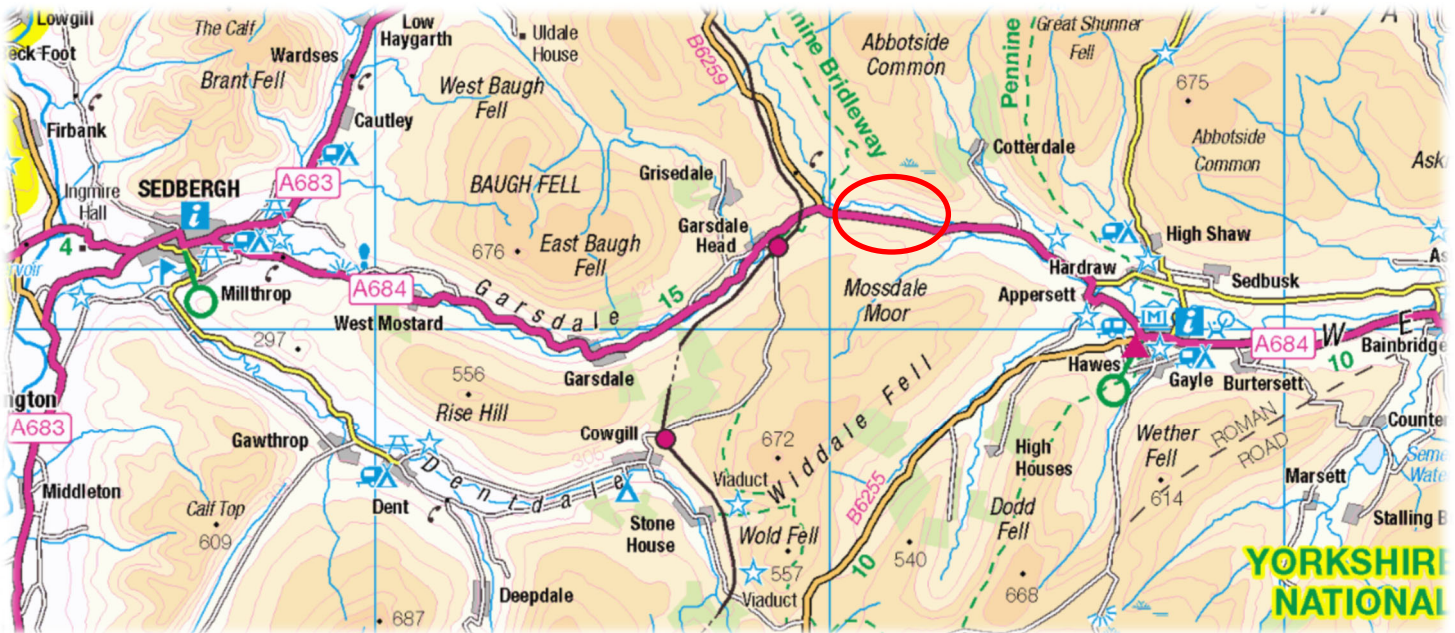
Other Property for Sale

The Seller is also marketing **Thwaite Bridge Cottage**, a spacious four-bedroom semi-detached property with paddock, barn, and woodland. This is shown edged and shaded orange on the plan and is being advertised separately by J R Hopper & Co.

Sale Particulars

If any points are of particular interest or require clarification, please contact **James Alderson**, who has inspected the property and is handling 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.
6. When viewing the property extra care should be taken to identify potential hazards which should be avoided and under no circumstances should anyone climb any boundaries, ladders or gain entry onto any raised platforms, none of which have been assessed for safety purposes. You will enter the property entirely at your own risk and no responsibility for injury will be accepted.

This brochure was designed in March 2026.

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