

Land off Beggarmans Road

Near Hawes, North Yorkshire



Pasture land
extending to 2.61 Ha (6.45 Ac)

For Sale by Private Treaty

Guide Price: £25,000

HAWES
Auction Mart

Land off Beggarman's Road

Near Hawes, North Yorkshire

Situation

The land is situated off Beggarman's Road approximately two miles south of the popular Upper -Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park.

Description

The land is shown edged and shaded in red on the plan opposite. The land extends to approximately 2.61 hectares (6.45 acres) of semi-improved permanent pasture suitable for livestock grazing. The land is in good heart and has a moderate gradient with a westerly aspect and lays between 330 and 370 metres above sea level.

Method of Sale

The land is offered for sale by Private Treaty. 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 shown 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

The land is accessed directly off the public highway known as Beggarman's Road.

Tenure and Possession

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

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.

Value Added Tax

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

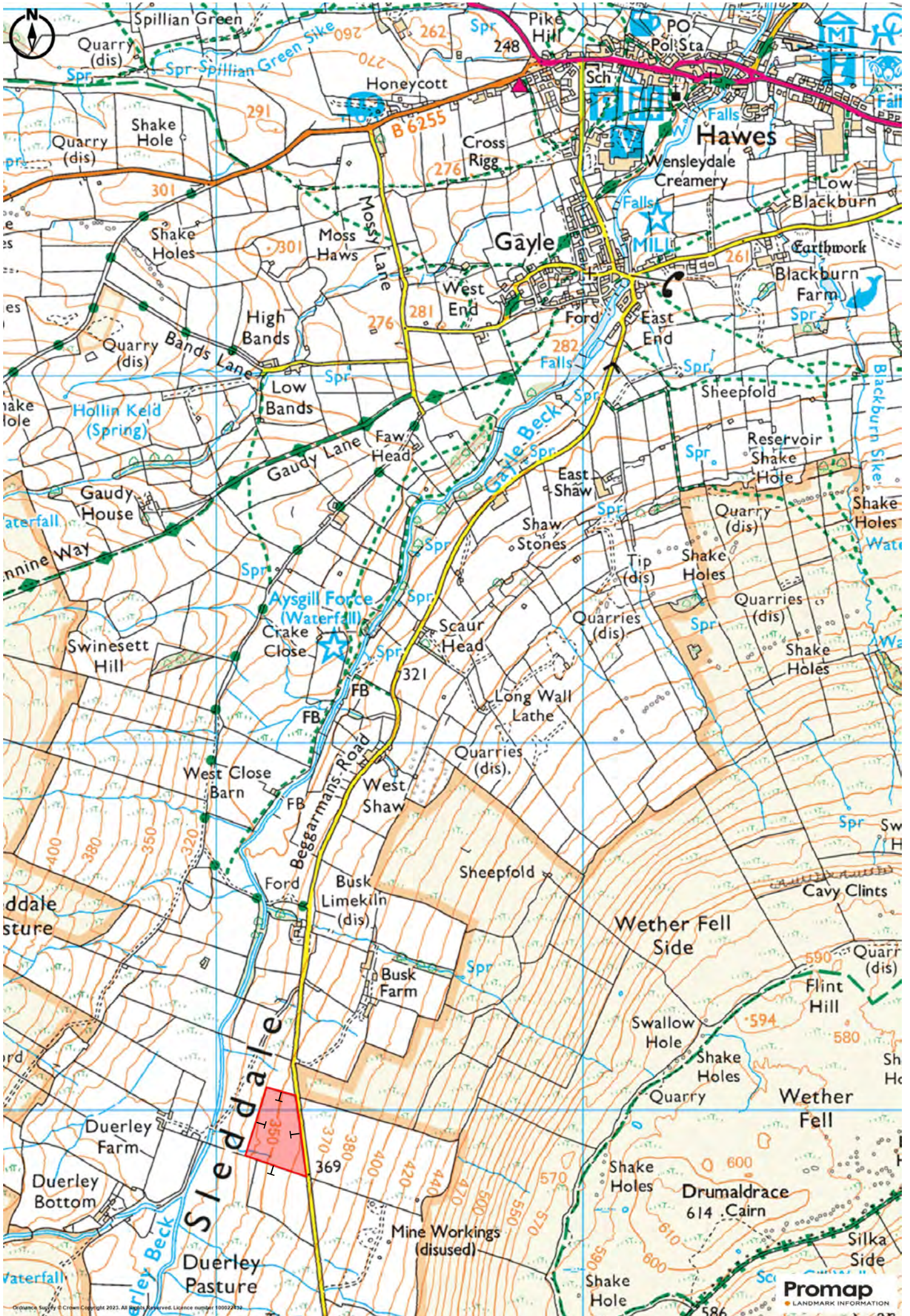
Agri-Payment Schemes

The land is not currently subject to any stewardship schemes and 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 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 August 2023.

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