

LAND AT HEBDEN

Skipton, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT HEBDEN, NORTH YORKSHIRE

SKIPTON, NORTH YORKSHIRE, BD23 5ED

Hebden 2 miles, Pateley Bridge 4 miles, Skipton 10 miles
(distances approximate)

A COMPACT MOOR SITUATED IN THE STUNNING YORKSHIRE DALES NATIONAL PARK

- A compact and well-kept estate providing challenging walked-up grouse and moorland fringe game shooting
- Significant natural capital value

About 678.65 acres (274.64 ha)
FOR SALE FREEHOLD AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
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Tel: 01748 829203

www.gscgrays.co.uk

farmagency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

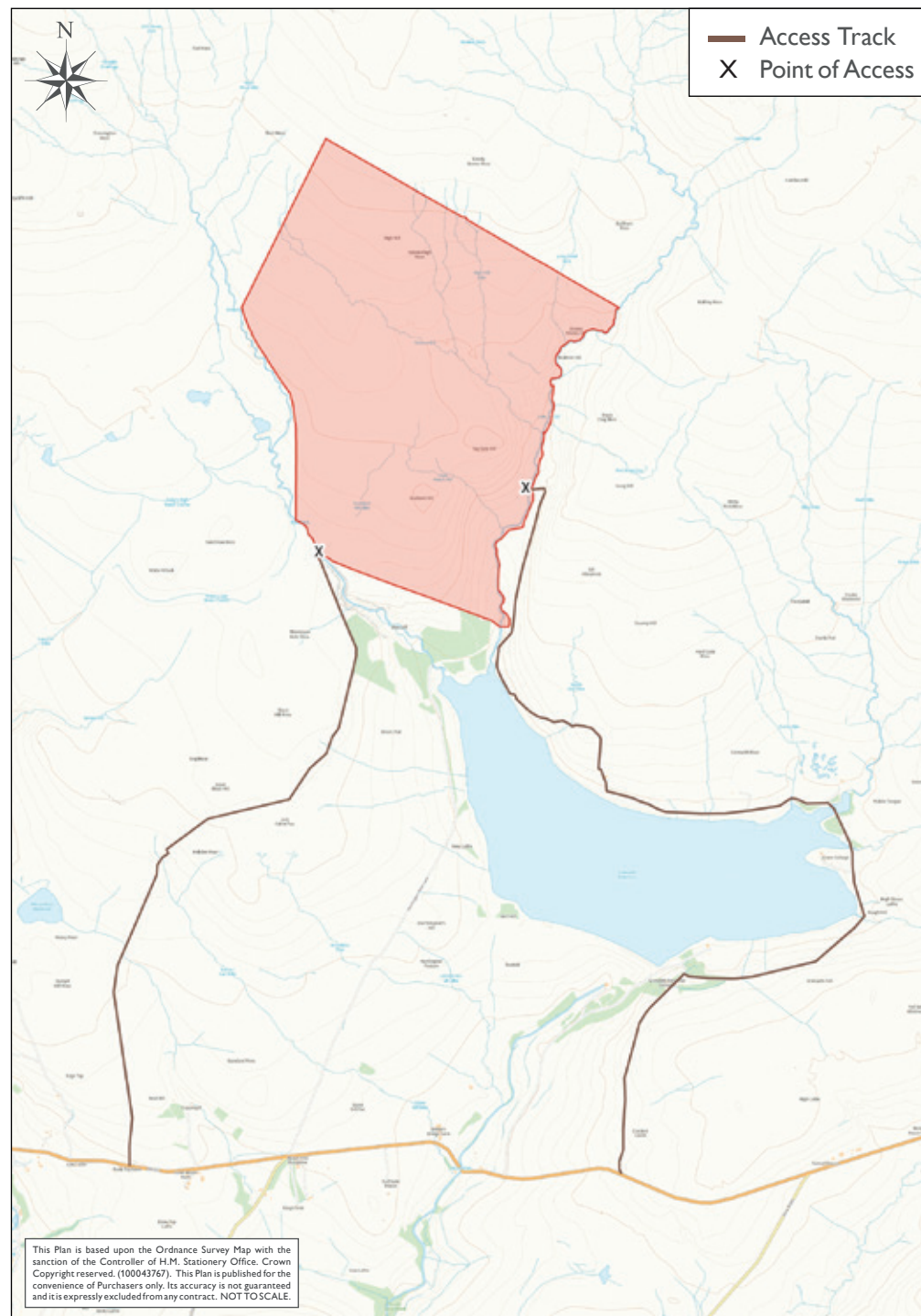
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation

The moor is set in spectacular countryside within the renowned Yorkshire Dales National Park on the western periphery of the Nidderdale National Landscape Area. The allotments are located immediately to the northwest of Grimwith Reservoir, adjacent to Grimwith Moor on the east, Hebden High Moor to the north and Grassington Moor on the west.

The market towns of Pateley Bridge (4 miles) and Skipton (10 miles) provide a range of local shops and services as well as an excellent selection of country pubs, accustomed to providing shoot lunches.

Description

The moor is made up of two adjoining allotments; Jowitt's and Bell's, extending in total to about 678.65 acres (274.64 ha), comprising white hill and heather. The land is classified as Grade 5 with blanket bog and peat soils. It is gently undulating, lying between 380m to 450m above sea level and bound by stone walls with natural water sources for livestock.

The moor has formed part of an extensive driven shoot in collaboration with a neighbouring estate and has also provided the current owner a number of days walked-up shooting each year.

No formal shoot records have been kept, however, there is an abundance of game, including red grouse, red-legged partridge, pheasant and the occasion black game, supported by the close proximity of well-kept neighbouring estate moors. Part of the property has been kept by the Grimwith Estate in support of significant pheasant and partridge drives along the southeastern boundary.

Vacant possession will be available upon completion of sale.

Natural Capital

The land represents a significant natural capital asset; the diverse ecology and vast upland areas on the estate naturally provide a carbon sequestration resource, which could be through enhanced woodland creation or re-wilding activities.

An initial natural capital assessment has not been undertaken. However, the striking upland landscape and natural assets suggest that it will command a significant level of natural value and in turn could provide alternate income stream opportunities in the future.

Access

The land is accessed off the B6265 onto Grimwith Road. The access track is hardcored and comprising sections of both publicly maintained and unclassified 'open' road.

A further access route can be taken over Blackstone Edge Lane. Please note, this access is partially stoned and only accessible with a 4x4 vehicle.

Points of access are marked with an 'X' on the attached plan and are permitted either on foot or with an ATV. Further details available from the Selling Agent(s).

Designations

Yorkshire Dales National Park.

The remnants of Red Scar lead mine and ore works (a Scheduled Monument) lies on the eastern periphery of the property.

Basic Payment Scheme

No BPS entitlements are included in the sale.

Countryside Stewardship / SFI Agreements

We are not aware of any Countryside Stewardship or High-Level Stewardship agreements.

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agent(s) so that they can be advised as to how the sale will be concluded.





Tenure

The property is to be sold Freehold with vacant possession on legal completion. The land is registered with HM Land Registry under Title Numbers: NYK343634 and NYK353650.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are included in the sale in so far as they are owned.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights obligations, easements, quasi-easements and all wayleaves and covenants, whether disclosed or not.

Boundaries

The Seller will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks of the transfer plan.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

Directions

From Pateley Bridge, head west on the B6265 for approximately 8 miles. Turn right onto Grimwith Road Lane and proceed for a further 3.5 miles around Grimwith Reservoir. Points of access are marked with an 'X' on the attached plan and are permitted either on foot or with an ATV.

Postcode: BD23 5ED

what3words: ///dogs.equity.daring

Services

There are no public services connected to the land.

Viewing and Health & Safety

By appointment through the Selling Agents by calling:
T - 01748 829203.

Please take care when viewing the property particularly as this is a working grouse moor.. For your own personal safety, you should remain as vigilant as possible particularly around livestock or buildings.

CONDITIONS OF SALE

Purchase Price

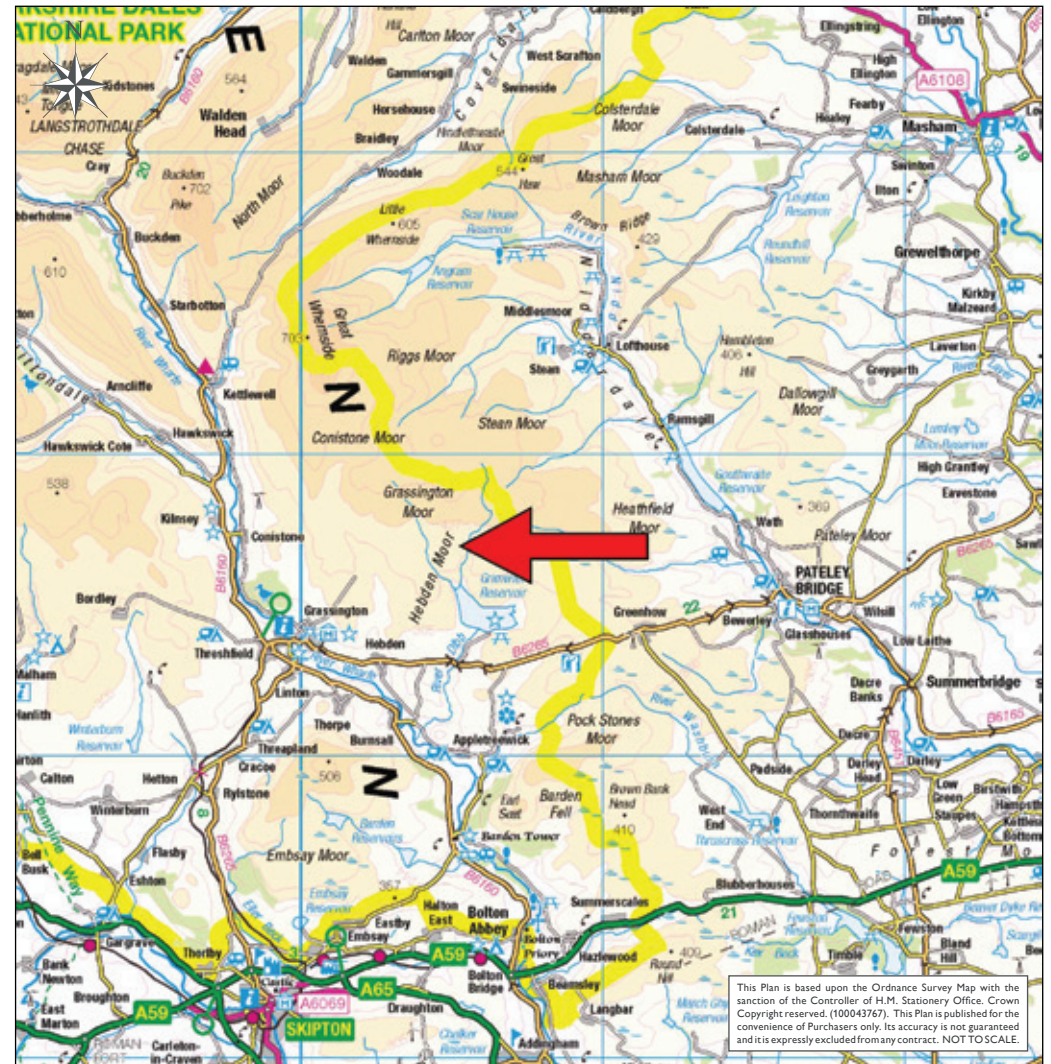
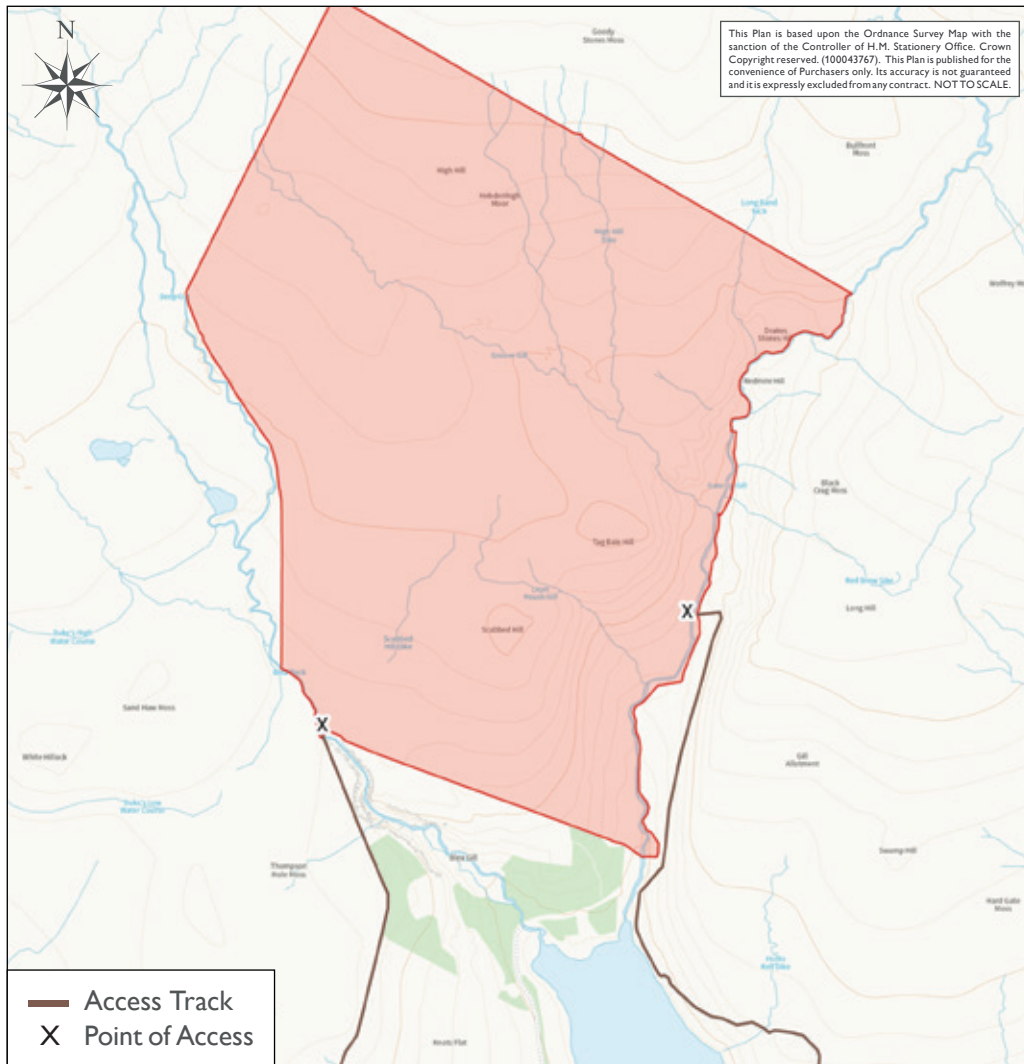
Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agent(s) whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Spring 2025

Photographs taken: Spring 2025