



Robin Jessop



Agricultural Grassland with Field Barns at Hawes, North Yorkshire

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In The Yorkshire Dales National Park

**14.81 Acres of Grassland with Traditional Stone Field Barn
At Burtersett Bottoms near Hawes with Fishing Rights on the River Ure**

Guide Price: Offers in the Region of £150,000

Approximate Mileage

Leyburn 18 miles, Bedale 27 miles, Sedburgh 16 miles

Good access onto the A684, Sporting Rights, Freehold with Vacant Possession

Introduction

This property comes onto the market due to the retirement of the Agricultural Tenant. This sale represents a fairly rare opportunity to acquire some attractive parcels of well placed grassland and also presenting potential bio-diversity, carbon, amenity and environmental opportunities.

14.81 ACRES OF GRASSLAND WITH A STONE FIELD BARN AT BURTERSETT BOTTOMS WITH FISHING RIGHTS ON THE RIVER URE NEAR HAWES

SITUATION

This land is conveniently located approximately 1 mile east of the popular market town of Hawes. It is well situated on the north side of the main A684 road where it has good roadside frontage. It is shown edged red on the attached plan.

DESCRIPTION

This land comprises a very useful parcel of permanent grassland and meadow land. It also includes an attractive, traditional stone field barn (Approx. 75m²) which may have some potential, subject to obtaining the necessary consents. The barn is nicely positioned, well set back from the main road.

There is also a section of the dismantled railway line included in the sale, to the north of which is a derelict stone building.

The land also enjoys approximately 65 metres of frontage onto the River Ure upon which it has the fishing rights from the South bank.

It fronts onto the stream known as Blackburn Syke which forms part of its northern boundary.

This northern section is subject to occasional flooding from the River Ure.

GENERAL REMARKS AND STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd – 01677 425950.

Health & Safety

Given the potential hazards, we ask you be as vigilant as possible when inspecting the land for your own personal safety and ensure that all gates are kept closed.

Tenure

The land is freehold and vacant possession will be given upon completion.

The parcels of land are registered with the Land Registry. Lot 1 (NYK 217396) with the exception of the sections of disused railway line which is in the process of being registered

Services

There are no mains services.

Basic Payment Scheme

The land has been registered with the Rural Payment Agency. The Basic Payment Scheme Entitlements are being delinked. There are no entitlements included in the sale of this land.

Environmental Schemes

There are no environmental schemes.

Fishing Rights

There are approximately 65 metres of fishing rights on the south bank of the River Ure. The fishing rights on the River Ure are included within the sale.

The fishing rights are in hand. They have been previously let to The Hawes and High Abbotside Angling Association on a verbal licence.

Sporting, Timber & Mineral Rights

The sporting, timber and mineral rights are understood to be included with the sale of this land as far as they are owned.

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

Boundaries

The Vendor will only sell such interest (if any) as she has in the boundary fences, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to her.

Where the boundaries are marked by inward facing "T" marks, these will be the responsibility of the respective Purchaser(s) to maintain.

The Plan

The plan of the land are for identification purposes only.

The areas given may vary from Ordnance Survey sheets previously Field Data Sheets and Rural Payments Agency Maps or the Title Deed Plans.

Method of Sale

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the land you are seriously interested, then please register your interest with either Robin Jessop FRICS, Mitchell Corney MRICS or Lauren Terry BSc (Hons) so that we can keep you informed of how we intend to conclude the sale.

An email confirming this will be preferable.

Money Laundering Regulations

Prospective Purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents to comply with Money Laundering Regulations. One being photographic ID, that is to say a copy of a driving licence or passport and the other being a utility bill showing their current address. This will need to be provided personally at our offices where we can take copies of both these and proof of funds which we will also require to comply with Money Laundering Regulations.

Useful Addresses

Vendors Solicitor

Messrs McGarry & Co, Market Place,
Hawes, North Yorkshire, DL8 3QS.
Acting Solicitor : Michael McGarry
Email : michael@mbmcgarry.co.uk
Tel : 01969 666290

Local Authority

Yorkshire Dales National Park Authority

Yoredale, Bainbridge, Leyburn, North
Yorkshire, DL8 3EL
Email:
Planning@Yorkshiredales.org.uk
Tel: 01969 652300

North Yorkshire Council

Country Hall, Racecourse Lane
Northallerton, DL7 8AD
Tel: 01609 78780

