



Robin Jessop

Chartered Surveyors, Auctioneers,
Valuers, Land & Estate Agents



**2.3 ACRES (0.93 HA) APPROX OF PERMANENT PASTURE
SITUATED AT COUNTERSETT, HAWES, NORTH YORKSHIRE**

Robin Jessop Ltd, 4 North End, Bedale, North Yorkshire DL8 1AB – 01677 425950
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LAND WITH HIGH AMENITY AND LANDSCAPE VALUE, NICELY SITUATED ON THE EDGE OF THE VILLAGE OF COUNTERSETT OVERLOOKING SEMER WATER IN THE YORKSHIRE DALES NATIONAL PARK

GUIDE PRICE: £30,000

SITUATION

Countersett 0.5 miles, Marsett 2 miles, Burtersett 2 miles, Bainbridge 2.5 miles, Hawes 3.5 miles, Leyburn 15 miles (all distances are approximate).

GENERAL SITUATION

This beautifully situated grass paddock is nicely secluded along the minor road known as Crag Side Road to which it has two roadside accesses from the Eastern boundary marked 'X' on the attached plan.

It is therefore well placed in relation to the local villages and within reasonable travelling distance of Hawes, Bainbridge and Leyburn.

DESCRIPTION

An excellent opportunity to purchase a parcel of land in Wensleydale, close to the hamlet of Countersett, within the Yorkshire Dales National Park.

The land comprises a grass paddock extending to an elevated position with a southerly aspect and open views over Semer Water and the surrounding countryside.

It benefits from two separate roadside access points off Crag Side Road.

The paddock offers rough grazing land and will be of interest to existing landowners, lifestyle purchasers, and those seeking to acquire a manageable parcel of land within the National Park.

Subject to any necessary consents, the land has potential for a range of uses including recreational, environmental and amenity purposes. There is also scope for Natural Capital projects, biodiversity enhancement, tree planting or rewilding initiatives.

Ownership of agricultural land may offer potential Inheritance Tax advantages, subject to individual circumstances and professional advice.

A versatile parcel of land in a well regarded and accessible Dales location.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by appointment with Robin Jessop Ltd.

If you have any questions, please contact Lauren Terry on 01677 425950.

The land is clearly marked with Robin Jessop "For Sale" Boards. Refer to location plan.

Tenure

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

The land is registered with the Land Registry, Title No. NYK509385.

Services

There are no mains services to the land.

Boundaries

The Vendor will only sell such interest (if any) as he may have in the boundary walls and other boundaries separating this property from other properties not belonging to him.

Sporting, Timber & Mineral Rights

The sporting rights, including the timber and mineral rights are included in the sale in so far as they are owned.

VAT

Any guide prices quoted or discussed are exclusive of VAT.

Easements & Rights of Way

The easements, rights of way and wayleaves will be sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Without prejudice to the foregoing:-

1. The land is crossed by a public bridleway and footpath, the routes of which are shown with broken green lines on the plan below.
2. There is also a private right of way for neighbouring owners along the route of the bridleway.

Yorkshire Dales National Park

The land is located in the Yorkshire Dales National Park. The land has been used for agriculture. When planning their own future use of the land, interested parties should give consideration to planning policy and how they may affect their intended use of the land.

Environmental Schemes

The land is not subject to any environmental schemes.

Plan

The plan of the land is for identification purposes only. It may vary slightly from Ordnance Survey Sheets and Rural Payments Agency apps and the Title Deeds.

Method of Sale

The grass paddock 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 in it, then please kindly register your interest with Lauren Terry MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

What3Words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///softest.warms.purely

Photographs

The photographs were taken in June 2025.

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 a photographic ID, that is to say a copy of a driving licence or passport and the other being a bill or statement showing their current address. These will need to be provided at our offices where we can take copies of both these and the proof of funds which will also be required to comply with Money Laundering Regulations.

USEFUL ADDRESSES

Vendors Solicitor

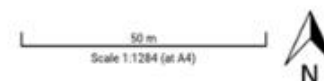
Scotts Halls & Birtles, The Office, Golden Lion Yard, Leyburn, North Yorkshire, DL8 5AS, Tel: 01969 625526. Acting Solicitor: Alastair Birtles
Email: info@sbhlegal.co.uk

Local Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 0300 456 0030 Email: info@yorkshiredales.org.uk / planning@yorkshiredales.org.uk



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