

# Land at Halfway

## Near Hawes, North Yorkshire



Meadow and pasture land together with a field  
barn and river frontage extending to  
8.70 Ha (21.51 Ac)

**For Sale by Private Treaty**

**Guide Price: £130,000**

**HAWES**  
*Auction Mart*

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## Near Hawes, North Yorkshire

### Situation

The property has frontage with the A684 and the River Ure and is situated north-west of the popular Upper-Wensleydale market town of Hawes within the heart of the Yorkshire Dales National Park.

### Description

The property extends to approximately 8.70 hectares (21.51 acres) and is shown edged and shaded in red on the plan. The land is semi-improved meadow and pasture which is suitable for extensive livestock grazing and summer cropping. The land lies generally level between 220 and 230 metres above sea level, however, during periods of heavy or prolonged rainfall the property is liable to river flooding.

Upon the land is a stone field barn along with a yard at the entrance containing cattle handling pens and a livestock shelter.

### Method of Sale

The property is offered for sale by Private Treaty as a whole. 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.

### Directions

The property is identified on the plan opposite and marked on the ground by our sale board, a general location map is also provided overleaf.

### Viewing

The property may be inspected on foot and during daylight hours by persons in possession of this sale brochure.

### Access

The property is accessed directly off the A684 public highway.

### 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.

### Tenure and Possession

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

### Sporting and Mineral Rights

The sporting and mineral rights over the property are included so far as they are owned, however the fishing rights are let seasonally to Hawes and High Abbotside Angling Association.

### Rights and Easements

The property 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.

There are no public rights of way over the property.

### Value Added Tax

The sale of the property is exempt from VAT so this will not be charged in addition to the purchase price.

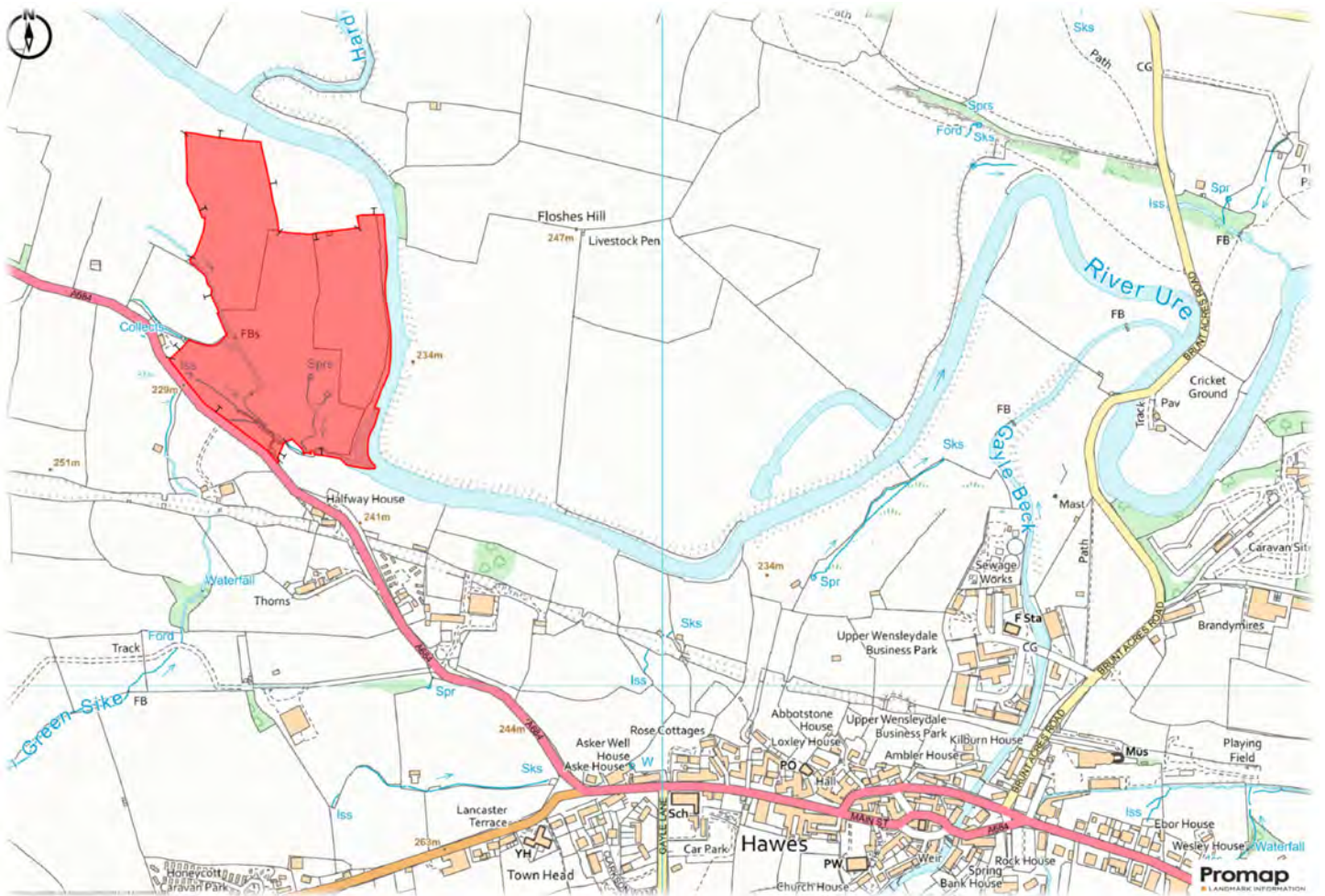
### Schemes

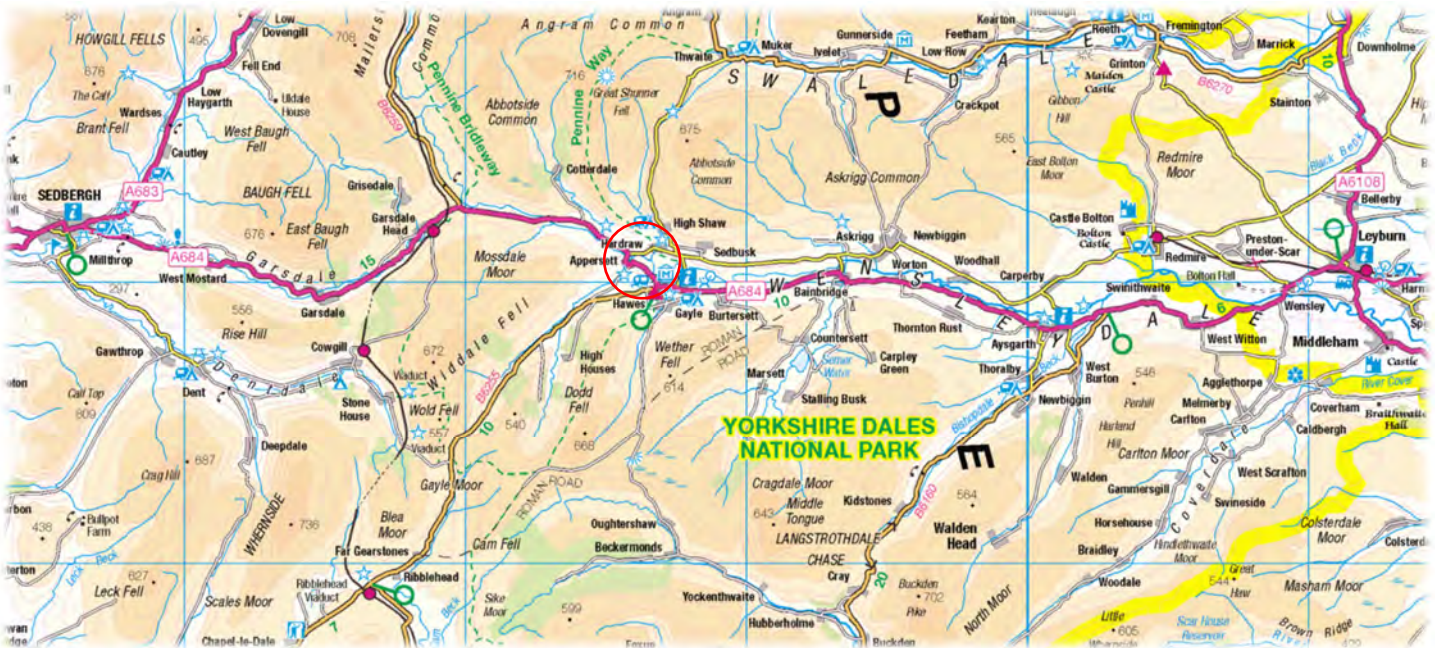
The property is not subject to any schemes so the Purchaser may apply if they wish.

### Sale Particulars

If there are any points which are of particular interest or importance, please contact James Alderson, who has inspected the property 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.
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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 May 2024.

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