

# Land at Bainbridge

## Near Hawes, North Yorkshire



Paddock extending to 2.03 Ha (5.00 Ac)  
together with field shelter

**For Sale by Private Treaty**

**Guide Price: £50,000**

**HAWES**  
*Auction Mart*

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## Near Hawes, North Yorkshire

### Situation

The land is situated on the edge of the Upper-Wensleydale village of Bainbridge, approximately four miles east of Hawes, within the heart of the Yorkshire Dales National Park.

### Description

The land is shown edged and shaded in red on the plan and extends to approximately 2.03 Ha (5.00 Ac) of what could be described as a useful edge of village paddock. It is suitable for agricultural and equestrian use and includes a good open fronted field shelter measuring approximately 12.1m x 5.6m together with various other structures and enclosures, one being planted with trees. The paddock is bounded by drystone walls and is currently sub divided into separate enclosures with post and wire fences, which could be removed or repositioned as required. There is, however, a public footpath which crosses the paddock, the approximate route of which is shown with a broken green line on the plan. The paddock lies approximately 230m above sea level and has a slight northerly aspect.

### Method of Sale

The land 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.

### 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 identified on the plan and location map and also marked on the ground by our sale board.

### Access

Access to the land is achieved from the public highway via a reserved right of way through Scott Hill.

### 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 land is offered for sale with vacant possession available on 1st April 2023. Until then the land is let to a farming Tenant.

### 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.

### Sporting and Mineral Rights

The sporting and mineral rights over the land are included so far as they are owned.

### Value Added Tax

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

### Basic Payment Scheme (BPS)

The land has been registered for this scheme, however, the BPS Entitlements are not included within the sale but may be available by separate negotiation (if required) from the outgoing Tenant.

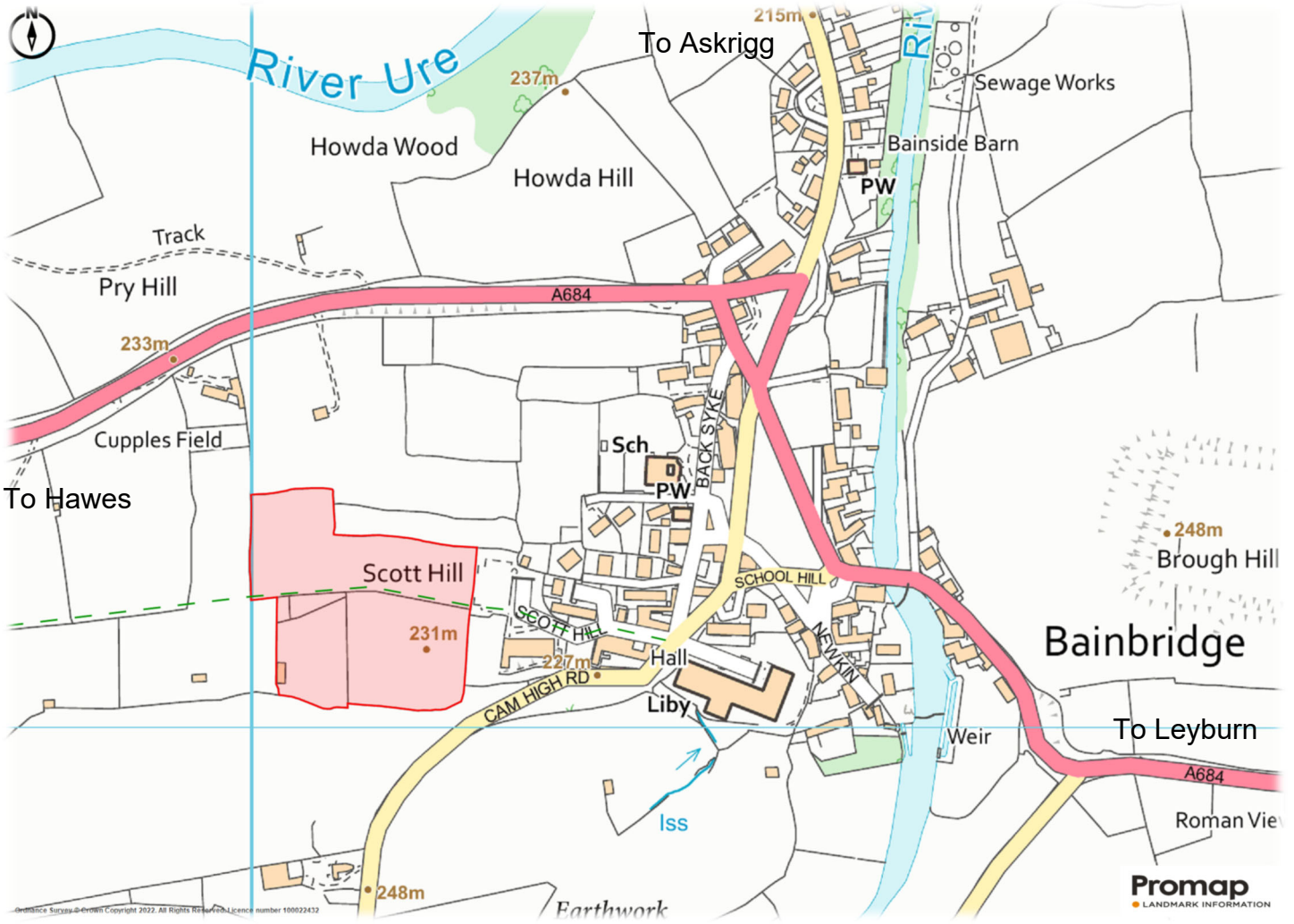
### Stewardship Schemes

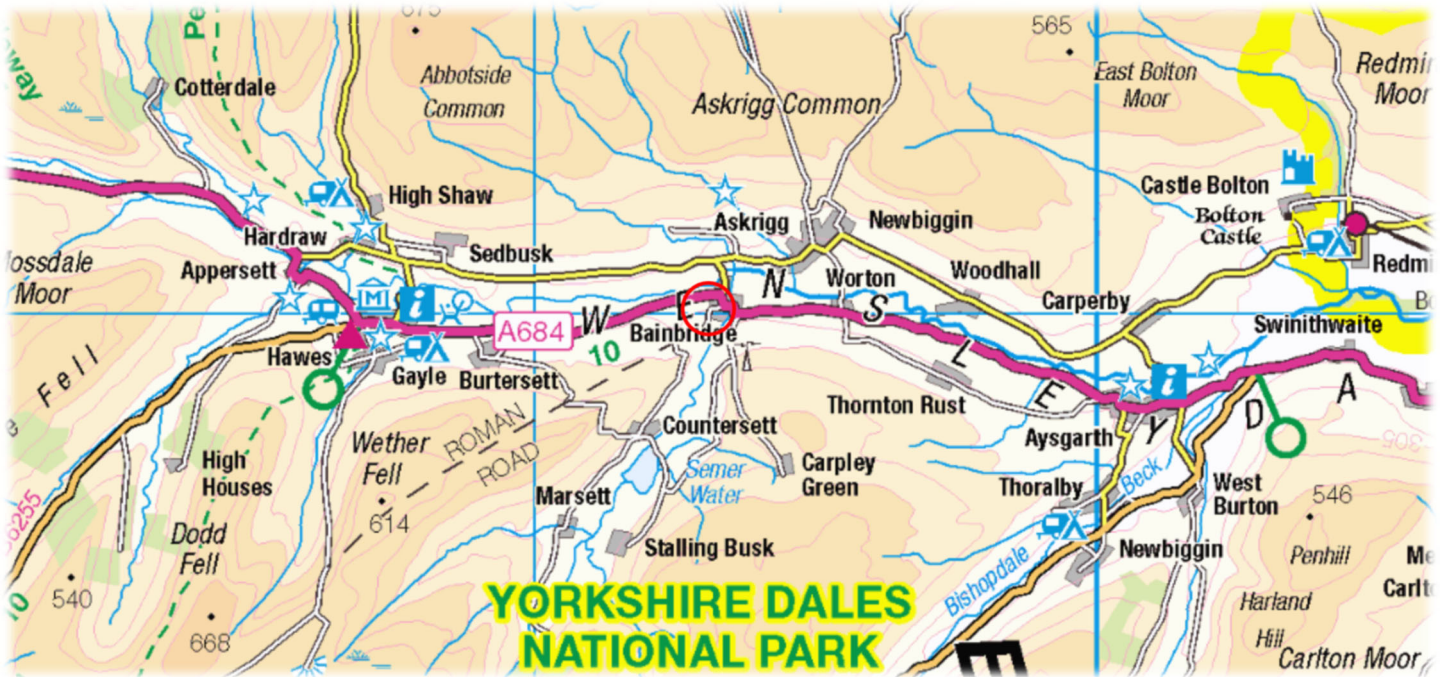
The land has not been entered into any stewardship schemes.

### 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**

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This brochure was designed in October 2022.

**Hawes Farmers' Auction Mart Company Limited**

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