

79.25 Acres of Land, Nr Burtersett, Hawes, North Yorkshire, DL8 3SG

OIRO £110,000





79.25 Acres of Land Known as Burtersett High Pasture, Burtersett, Hawes, North Yorkshire, DL8 3SG

What3Words: ///paradise.taken.crumples

79.25 Acres (30.07 Hectares)

- 79.25 Acres (30.07 ha) of Upland grazing land forming an extensive natural habitat rich in biodiversity with potential for Environmental Stewardship Schemes
- Located in the sought after Yorkshire Dales National Park with panoramic views

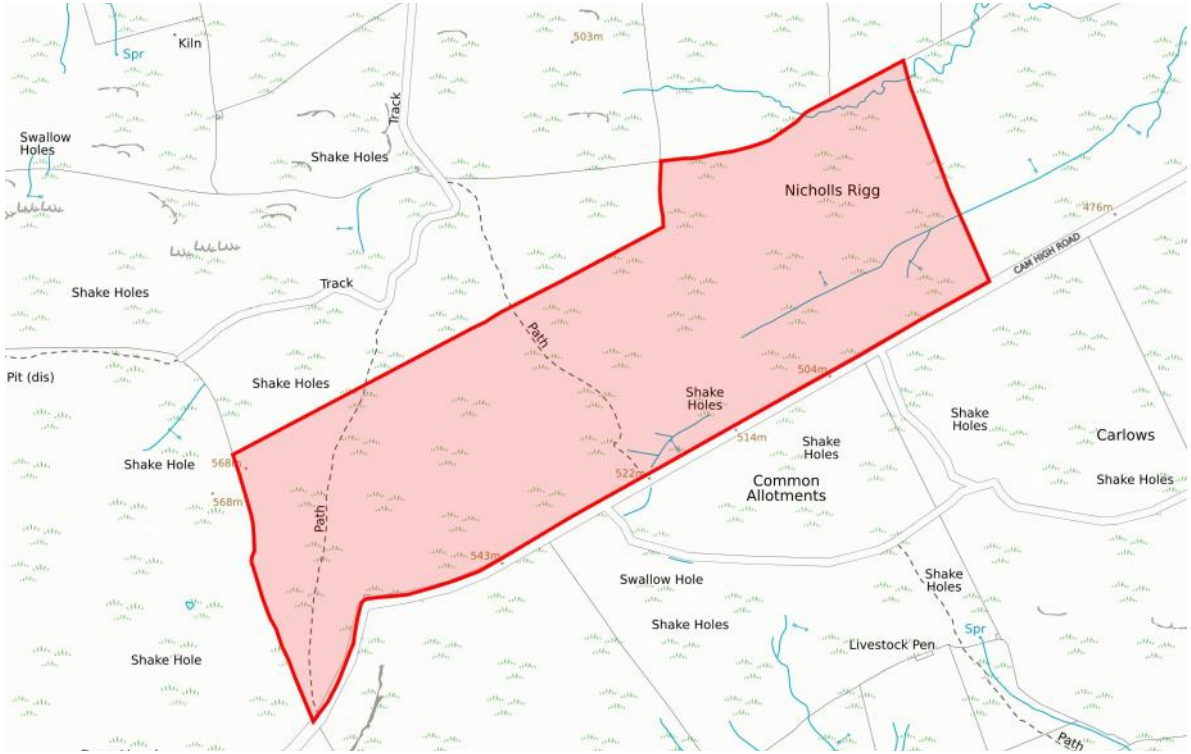




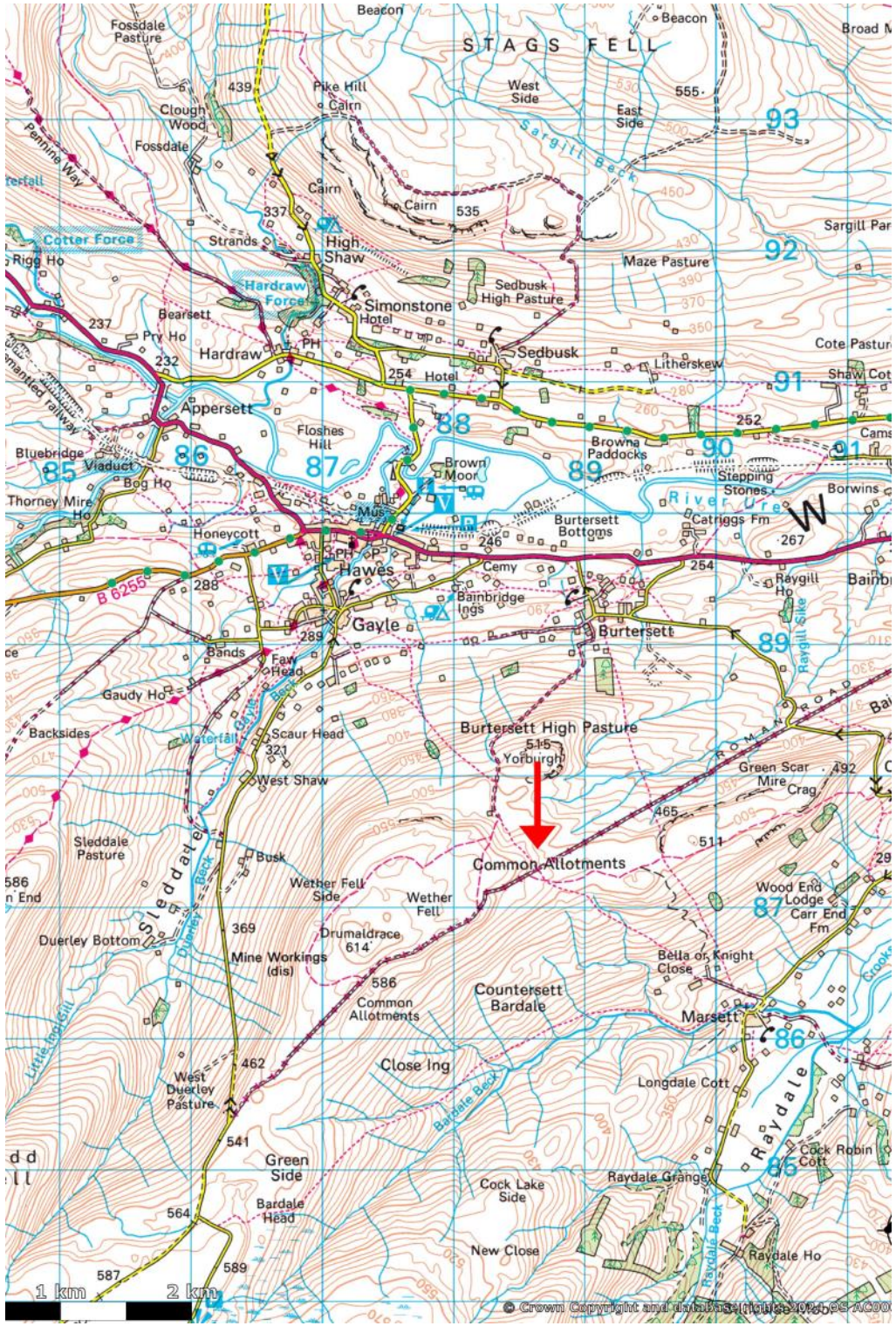
An attractive ring fenced block of upland grazing land extending to 79.25 Acres (30.07 ha). The land is situated in the highly sought after Yorkshire Dales National Park within close proximity to Hawes. This block benefits from impressive far reaching panoramic views over the surrounding Yorkshire Dales.

This parcel has stock proof stone wall boundaries and natural water supplied from various watercourses. The land enjoys access via the roman road leading west on Cam High Road from High Lane to the South East of Burtersett.

Given the excellent location of the land, it is ideal for a wide range of purchasers including local land owners, agricultural purchasers, investors and those with lifestyle and amenity interests looking to purchase a unique piece of land.


Nicholls Rigg
Common Allotments
Shake Holes
Track
Path
Swallow Holes
Swallow Hole
Shake Hole
Pit (dis)
Carlows
Livestock Pen
Spr
Kiln
CAM HIGH ROAD
503m
476m
504m
514m
522m
543m
568m




STAGS FELL
Fossdale Pasture
Beacon
Pike Hill
Cairn
Clough Wood
Fossdale
Pennine Way
Sargill Beck
West Side
East Side
Cotter Force
Rigg Ho
Strands
High Shaw
Hardraw Force
Maze Pasture
Sedbusk High Pasture
Simonstone Hotel
Bearsett
Pry Ho
Hardraw
PH
Sedbusk
Litherskew
Appersett
Hotel
Floshes Hill
Bluebridge
Viaduct
Bog Ho
Brown Moor
Browna Paddocks
Stepping Stones
Thorney Mire Ho
Honeycott
Burtersett Bottoms
Catriggs Fm
River Ure
Hawes
Cemy
Raygill Ho
B 6255
Bainbridge Ings
Gayle
Burtersett
Bands
Faw Head
Gaudy Ho
Backsides
Waterfall
Gayle Beck
Scaur Head
West Shaw
Burtersett High Pasture
Yorburgh
Green Scar
Mire Crag
Sleddale Pasture
Busk
Wether Fell Side
Wether Fell
Common Allotments
Sleddale
Duerley Beck
Duerley Bottom
Drumaldrace
Mine Workings (dis)
Wood End
Lodge
Carr End Fm
Bella or Knight Close
Countersett
Bardale
Marsett
Close Ing
Little Ing Gill
West Duerley Pasture
Bardale Beck
Longdale Cott
Raydale
Cock Robin Cott
Green Side
Bardale Head
Cock Lake Side
Raydale Grange
New Close
Raydale Ho
Raydale Beck
1 km
2 km
© Crown Copyright and database rights 2024 OS AC00

General Remarks

Services: The land has a natural water supply.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Mine and Mineral Rights: Owned by a third party and therefore are not included in the sale.

Sporting Rights: Included in the sale insofar as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship or Woodland schemes.

Restrictive Covenants: None so far as we are aware.

Conservation Area / National Landscapes: The land is located within the Yorkshire Dales National Park.

Easement, and Wayleaves or Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easement and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

The land is accessed by travelling south west along the olad Roman road located south east of Burtersett near Hawes.

Footpaths / Bridleways: We understand that there are footpaths running through the land.

Flooding: The land has not flooded within the last 5 years, According to the Environment Agencys website the land sits in flood zone 1.

Unimplemented Planning Consents: None insofar as we are aware.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Local Authority: Yorkshire Dales National Park Authority is Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

Viewings: To be at any reasonable daylight hours when in receipt of the sales particulars.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

What3words Location: ///paradise.taken.crumples

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers. FAO: Sam Dennis

SUBJECT TO CONTRACT I IMAGES TAKEN MAY 2025





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk