

## Harewell Woods, Glasshouses, Harrogate, HG3 5QQ

5.10 Acres (2.06) Approx.

A rare opportunity to purchase parcel of mixed deciduous woodland within Nidderdale AONB. The wood has vehicular access, a hardcore parking area, natural streams and springs and is nestled in the heart of the Dales. Classifies as a Site of Special Scientific Interest (SSSI), the wood includes a range of ancient, veteran and phoenix trees and is well suited to a range of amenity uses. For sale by Private Treaty

**Guide Price: £60,000**

## LOCATION & SITUATION

The land lies In Nidderdale AONB below Guisecliff and overlooking the village of Glasshouses. The woodland lies between 130 and 160m above sea level and is located approximately 1.5 miles from the Pateley Bridge.

## DESCRIPTION

The land extends to approximately 5.10Ac (2.06Ha) of mixed deciduous woodland set on the hillside below Guisecliff.

The wood comprises a mix of native trees including oak, birch, hazel, sycamore, alder and holly with a wide range of wildflowers across the site. A number of natural springs and streams issue and cross the land with waterfalls and sphagnum moss carpets adding diversity and interest to the site.

Access is taken off the unclassified road known as Low Fold, passing Harewell Woods Farm and turning up a short stretch of hardcore track providing entry to the hardcore parking area which is suitable for a number of cars. From here a number of pathways lead to clearings and open areas.

The land has been used for a variety of bushcraft courses and recreational uses and has scope for a variety of amenity and investment uses. A number of tracks and clearings make it the perfect space for outdoor activities, camp fires and gatherings.

## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The land has been entered into a Countryside Stewardship Higher-Tier Woodland Management Plan grant with a management plan prepared for the future maintenance of the wood.

## DIRECTIONS

From Pateley Bridge proceed up the high street and bear right on the B6165 towards Harrogate. Continue for 1 mile before turning right into the village of Glasshouses, proceed through the village and cross the river Nidd over the bridge before turning immediately left onto Low Fold Lane marked with a for sale board. Continue up the land passing Harewell Woods Farm and turn right onto a gravel track and the carpark is on the right-hand side again marked with a for-sale board.

## RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, a right of way to access a water tank and pipework on the land will be retained by the vendor. The water tank measuring approx. 5m x 5m is being retained and excluded from the sale.

There is a public footpath along part of the southern boundary of the woodland as indicated on the plan.

## SERVICES

There are no services connected to the property, however there is a stream running through the property which we are informed only dries up in times of extreme drought.

## MINERAL RIGHTS

The mineral rights are included in the sale so far as they are owned.

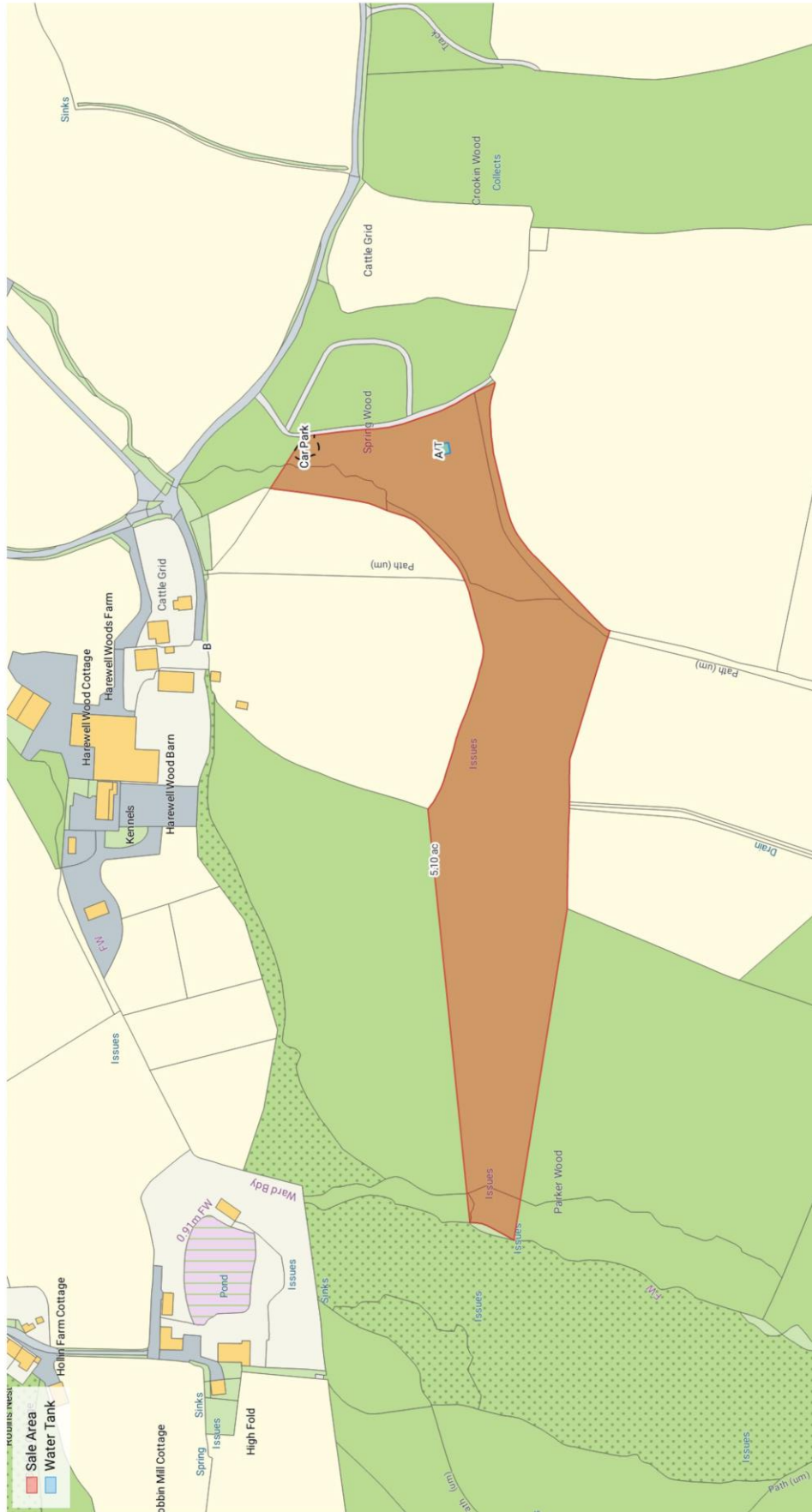
## SPORTING RIGHTS

The sporting rights are included in the sale so far as they are owned.

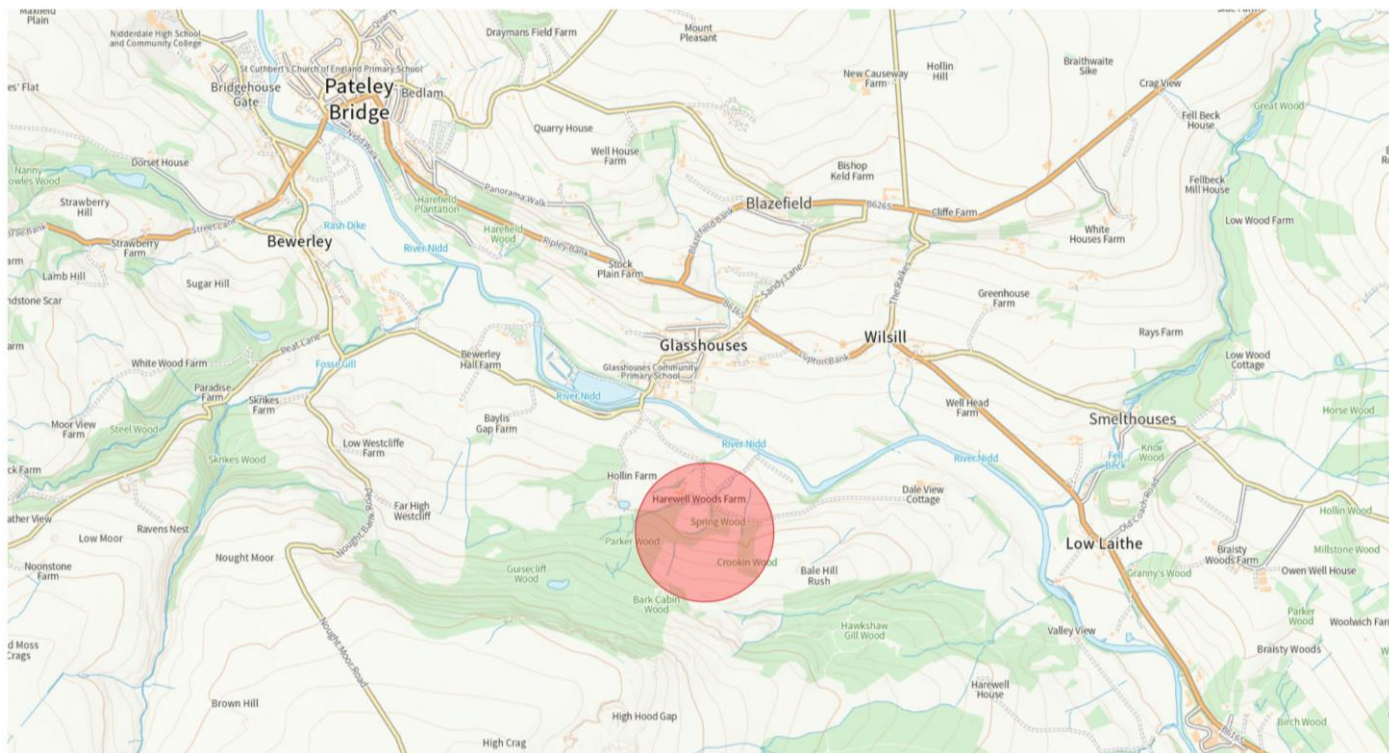


## Harewell Woods, Glasshouses Sale Plan

**Hardcastle Rural Surveyors**



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## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

## VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

## LOCAL AUTHORITY

North Yorkshire Council (Harrogate District), St Luke's Avenue, Harrogate, HG1 2AE.  
01423 500600 [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Land App Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

**Disclaimer,** Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
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5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.