



Land at Maxfield, Low Wath Lane, Pateley Bridge HG3 5BU

23.60 Acres (9.55Ha) Approx.

A rare opportunity to purchase a ring-fenced block of productive grassland located in this scenic and popular location. The land has access off the highway from a shared access track and with a natural water supply. For sale by Private Treaty

Guide Price: £200,000

LOCATION & SITUATION

The land lies 1 mile to the west of the market town of Pateley Bridge, 11 miles west of the city of Ripon and 12 miles to the north-west of Harrogate.

Located in a scenic rural setting with views over the surrounding valley. The land lies between 145 and 210m above sea level.

DESCRIPTION

The land extends to approximately 23.60Ac (9.55Ha) and comprises a ring-fenced block of grassland. The land is divided into a number of conveniently sized parcels, each divided by a mix of fences and stockproof stone walls.

The land benefits natural water supplied and part of the land is suitable for mowing.

The soil is classed as Grade 4 and falls within the Rivington 2 series which is described as well drained coarse loamy soils over rock.

TENURE AND OCCUPATION

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

SERVICES

A natural spring fed water supply provides drinking water on the property.

BASIC PAYMENT SCHEME

The eligible farmland has been registered on the RLR maps and the vendors intend to claim the 2023 Basic Payment. As the Basic Payment Scheme will be de-linked in 2024, no entitlements will be included in the sale of the land.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme

FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Sheet No.	Field No	Ac	Ha	Use
SE1465	5392	9.12	3.69	Grassland
SE1465	2691	5.53	2.24	Grassland
SE1466	4305	8.91	3.61	Grassland
Unregistered		0.04	0.01	Track & Other
Total		23.60	9.55	

DIRECTIONS

From Ripon proceed west on the B6265 towards Pateley Bridge. On entering Pateley Bridge proceed over the River Nidd towards Grassington and Skipton. At The Dales Market Corner turn right onto Low Waithe Road, continue for approximately ¼ mile and the land is on the left-hand side up a track marked by 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 footpath crosses parcel 2691 from east to west.

An overhead electricity line also crosses the land which is understood to be covered by appropriate wayleaves.

MINERAL RIGHTS

The mineral rights are included in the sale.

SPORTING RIGHTS

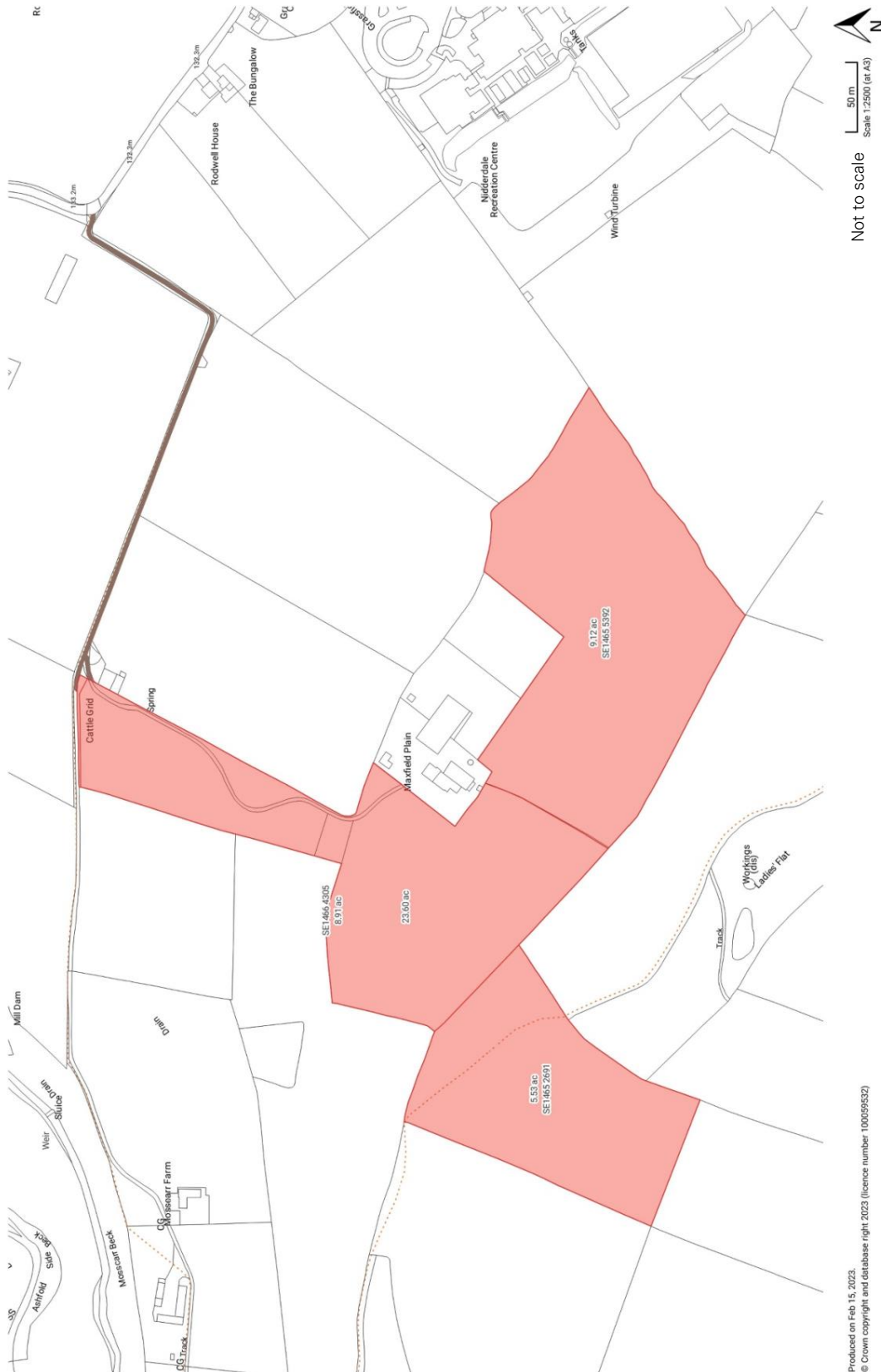
The sporting rights are included in the sale.

NITRATE VULNERABLE ZONES

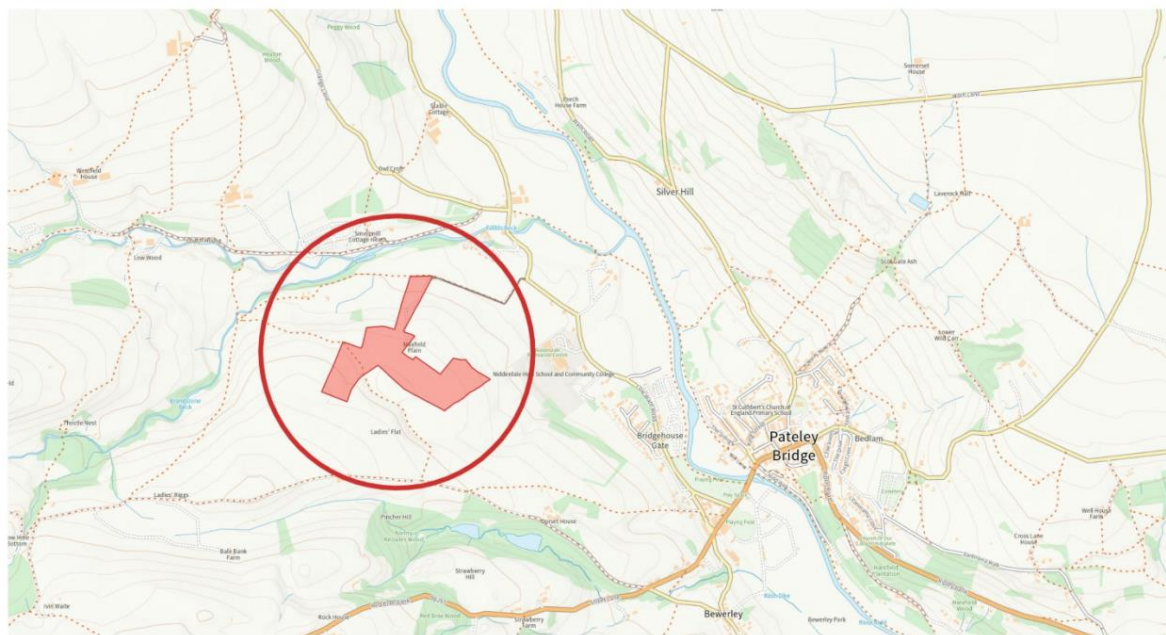
None of the land lies within a Nitrate Vulnerable Zone.



Land at Maxfield, Pateley Bridge



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Not to scale  
Scale 1:15000 (at A4)

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.

VENDOR'S SOLICITOR

Messrs Mewies Solicitors, Clifford House, Keighley Road, Skipton, BD23 2NB

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE.

Tel: 01423 500600 www.harrogate.gov.uk

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey 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, 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.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
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.