



10.31 ac (4.17 ha) Land at Low Snowden, Otley

A block of productive meadow land with road frontage onto the highway, in a secluded yet accessible location within the Washburn valley and close to Harrogate. With far-reaching views of the surrounding countryside, the land is divided into three convenient parcels and has access to a water supply. It is currently used for livestock grazing and mowing but has scope for a range of amenity uses and natural capital opportunities.

For sale by Private Treaty

Guide Price: £95,000

LOCATION & SITUATION

The land sits in the rural hamlet of Low Snowden within the Washburn Valley, to the north of the market town of Otley, west of the spa town of Harrogate and the north-east of the spa town of Ilkley. The land has road frontage and can be accessed via a new gated access off the highway.

DESCRIPTION

The land extends to approximately 10.31 ac (4.17 ha) and comprises a block of productive meadow land which fronts onto the highway. The land is currently used for mowing and grazing with livestock and has scope for a range of amenity uses and natural capital opportunities. The land benefits from a shared borehole water supply and enjoys views over the picturesque Washburn Valley and Nidderdale Area of Outstanding Natural Beauty.

FIELD SCHEDULE

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

Sheet	Field No	Ac	Ha	Use
SE1851	1751	3.54	1.43	Meadow
SE1851	3361	6.77	2.74	Meadow
Total		10.31	4.17	

TENURE AND OCCUPATION

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

SERVICES

The land benefits from a right to retain the connection to a shared borehole water supply for the subject land and for agricultural and equestrian purposes only, subject to the successful purchaser installing a sub-meter and paying for any water used at the current market rate.

The Bore Hole is located in the north-west corner of field 1751 and is excluded from the sale. The vendor will erect and maintain a fence around the chamber.

BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are being de-linked and any payments retained by the seller.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in the sale so far as they are owned.

BOUNDARIES

The vendor will erect and thereafter maintain a new stockproof boundary fence along the route A-B-C-D on the plan.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park,
Northallerton DL6 2NA
Tel: 01609 780780
Web: www.northyorks.gov.uk

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.

There are no known footpaths or bridal ways crossing the property. Mains electricity crosses the site on timber poles, these are believed to be covered by a wayleave. Furthermore a mains gas pipe runs through the land which is covered by an easement.

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

PLANNING MATTER

The land lies outside of the current development limits as set out in the Harrogate District Local Plan. The property benefits from a planning consent (ref ZC23/03019/FUL) for the creation of a new agricultural access to the land. The vendor has opened up the access and purchasers will be required to ensure compliance with the consent.

Purchasers should make their own enquiries regarding alternative uses.

DIRECTIONS

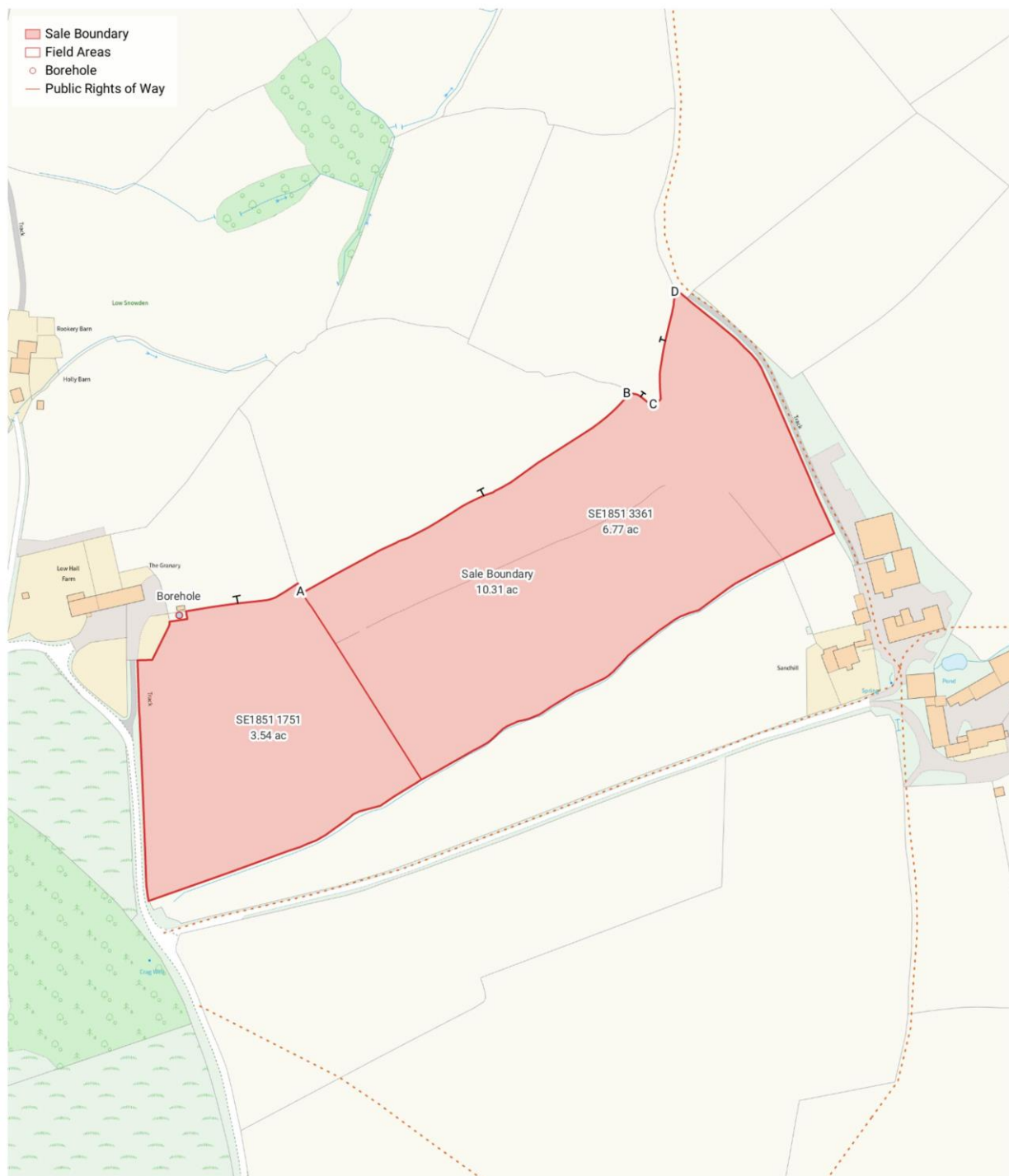
From Harrogate, head west on Skipton Road (A59) for approximately 9 miles, on passing Fewston Reservoir turn left onto Cooper Lane up the hill past the church and continue straight for approximately 2 miles. Bear left onto Snowden Carr Road (marked by a For Sale sign) and in approximately 0.5 miles the land will be on your left-hand side marked by a For Sale board.

VIEWING

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

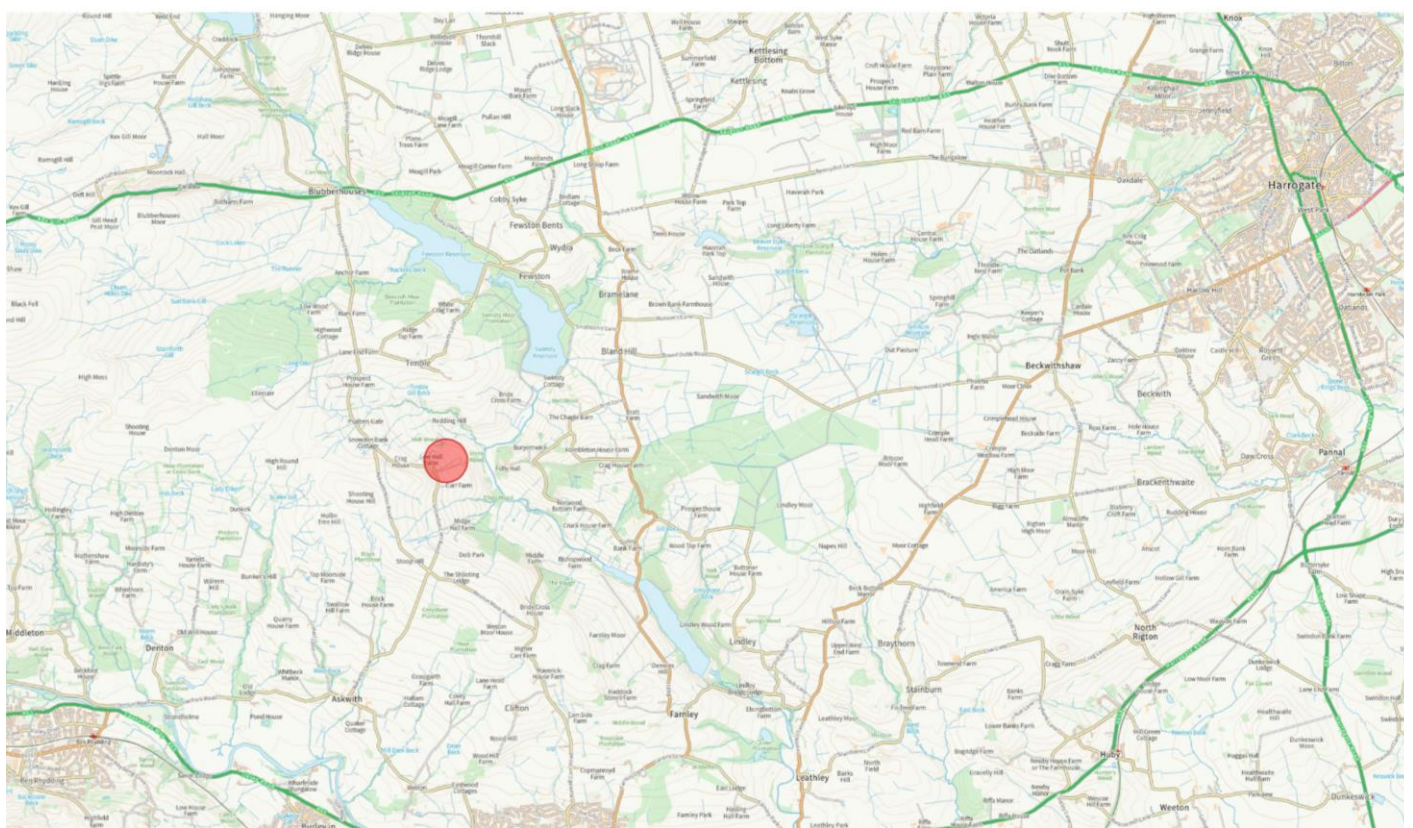
**Hardcastle
Rural Surveyors**

Land at Low Snowden
Sale Plan



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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.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

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.

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.