



Standing Timber Crop, Rabbit Hill, Warsill, Harrogate HG3 3LQ 2.87 Acres (1.16Ha) Approx.

A crop of mixed softwood standing timber for sale, the majority being Corsican pine. An accessible site with good road frontage and area of hardstanding for short-term storage. Felling licence is in place until 4th July 2028. Small amount of hardwood timber to be ribboned & saved.

For Sale By Tender – 12 Noon on 9th February 2024

LOCATION & SITUATION

The standing timber is located just off Careless House Lane leading to the hamlet of Warsill a short distance from the B6265 Ripon to Pateley Bridge Road. The site is situated approximately 6 miles from Ripon and 7 miles from Harrogate.

The nearest post code to the site is HG3 3LQ.
National Grid Field No = SE2365 5750.
What 3 Word location ///reviewed.sued.registers

DESCRIPTION

The standing timber crop on the site is for sale and comprises mostly Corsican pine and a variety of other soft woods which have reached maturity with some windblown trees.

The Woodland has road frontage and an area of hardstanding and some tracks through the site.

The owner specifies that the hardwood trees must be kept onsite and ribboned and left standing whilst the extraction is conducted.

OCCUPATION

A temporary licence will be granted for felling and extracting. Tenders should specify a realistic timescale for the felling, short term storage and removal or all felled timber from the site.

A copy of the draft licence is available for inspection from the selling agents upon request.

FELLING LICENCE

A copy of the felling licence can be obtained from the office of the selling agent.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme.

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.

LOCAL AUTHORITY

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

VIEWING

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

TENDER PROCESS

All offers should be submitted in writing on the attached form by 12 Noon on 09/02/2024, in respect of the above property. We do not intend to enter into any further negotiations after the deadline and will not accept any escalating bids, prospective buyers are advised to consider carefully the level of their offer prior to the deadline.

All offers should be sent to our Kirkby Malzeard office in a sealed envelope with 'Standing Timber' clearly marked on the back of the envelope. If preferred your Tender can also be submitted by email prior to the closing date/time to info@hardcastlerural.co.uk, please ensure your email is clearly marked with the term 'Standing Timber' and the words "Tender" in the subject line.

Following the closing date, we will revert to our client(s) for instructions and we will endeavour to contact you as soon as possible thereafter. All prospective purchasers will be notified whether they have been successful or not.

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.

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.
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.

Regulated by RICS

Particulars Produced on 10 February 2024

TENDER FORM

Subject to Contract

Sale of Standing Softwood Timber Crop

On 2.87 Acres of land at Rabbit Hill, Warsill, Harrogate HG3 3QL

Your Name	
Address	
Tel	
Email	

I/We hereby offer the following sum for the standing timber crop described in the sales particulars exclusive of VAT.

Offer:	£
In Words:	

Method of Extraction & Removal (i.e. self-propelled harvester, chainsaw & winch, forwarder, tractors etc)

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Proposed Timescale for Felling, Storage on site and Removal of Timber:

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I/We hereby agreed to the following conditions:

a) To sign an agreement in the form drawn up by the Vendors (a copy of which has been available for inspection) within 14 days of acceptance of our offer and to comply with its terms and conditions.

b) To pay the purchase price as required and at the time set out in the agreement.

Signed:

Date:

CONDITIONS

All offers are Subject to Contract.

All offers are to be for a specific sum of money and of an uneven figure to avoid identical bids.

No escalating bids will be considered and no offer should be made which is calculable only by reference to another offer.

Satisfactory proof of funding must be provided upon request.

Offers will be submitted to the seller immediately after the deadline and bidders will be advised as soon as a decision is made.

The seller does not undertake to accept the highest or any offer.

Hardcastle Rural Surveyors

Rabbit Hill, Warsill Standing Timber Sale Plan



Produced on Nov 29, 2023
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Scale 1:1250 (A4)

