



Land off Hollins Lane, Hampsthwaite, Harrogate HG3 2EG 28.18 Acres (11.40Ha) Approx.

A ring-fenced block of productive grassland adjacent to this popular village and with development potential (subject to planning). Benefiting from highway access and mains water, the land is divided into convenient sized parcels and bounded by a mix of stone walls, hedgerows and mature trees.

For sale by Private Treaty

Guide Price: £280,000

LOCATION & SITUATION

The land lies off Hollins Lane, to the east of the popular village of Hampsthwaite and approximately 3 miles from the Spa town of Harrogate. The land lies between 60 and 75m above sea level and slopes gently down to meet Cockhill Beck on the northern boundary.

Situated within the Nidderdale valley and with views over the surrounding countryside, the land is less than 1 mile off the A59 trunk road in an easily accessible location.

DESCRIPTION

The land extends to approximately 28.18Ac (11.40Ha) and comprises a ring-fenced block of productive meadow grassland in an accessible location with highway access, mains water and development potential (subject to planning).

The land is divided into useful parcels which are bounded by a mix of stone walls, mature hedgerows and substantial boundary trees. The land is well screened and sheltered yet enjoys views over the wider Nidderdale valley.

Located immediately east of the village of Hampsthwaite and with access directly off Hollins Lane, it is considered that the land has potential for strategic development allowing for natural expansion of the well serviced village (subject to planning). The site has been promoted through the North Yorkshire Local Plan Call for Sites consultation.

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
SE2658	3255	7.67	3.10	Meadow
SE2658	4666	5.49	2.22	Meadow
SE2658	5055	4.51	1.83	Meadow
SE2658	6269	5.73	2.32	Meadow
SE2658	6653	4.78	1.93	Meadow
Total		28.18	11.40	

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 previous occupier.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is understood to be entered into a Countryside Stewardship Mid-Tier Scheme which runs until 31/12/2027 comprising option GS2 Permanent Grassland with Very Low Inputs which provides an annual payment in the region of £1,720pa.

A purchaser will have the option to take over this agreement upon completion.

NITRATE VULNERABLE ZONES

None of the land lies within a Nitrate Vulnerable Zone.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. The land has been let on a Farm Business Tenancy, Vacant possession will be available from 1st January 2025.

DIRECTIONS

From Harrogate proceed west on the A59 signed Skipton, proceed over the roundabout with the B6161 and take the next right hand turn onto Chain Bar Lane. At the T junction turn left signed Hampsthwaite and continue into the village. At the 90' left bend the land is straight ahead though a field gate marked by a For Sale board.

SPORTING, TIMBER & MINERAL RIGHTS

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

BOUNDARIES

The purchaser will be responsible for the boundary marked C-D-E-F on the plan and for install a stockproof boundary fence along the boundary within 3 months of completion of the sale.

SERVICES

A metered mains water supply is connected to a trough at point A on the plan.

The land to the south-east of the property has retained a right to use the existing water supply at point B, together with the supply pipe running A-B on the plan, subject to installing a sub-meter and paying for any water used.

PLANNING MATTER

The land currently lies outside of the development boundary for the village as set out in Harrogate Council's Local Plan. The new unitary authority of North Yorkshire Council is in the process of producing a new Local Plan and part of the land has been put forward through the Call for Sites consultation as being suitable for mixed use. It is considered that the site has strategic development potential allowing for the natural expansion of the adjoining village (subject to planning).

OVERAGE CLAUSE

The property is sold subject to an overage clause whereby the vendor and their successors in title reserves the right to clawback a share in the uplift in value resulting from any planning consent or change of use application at a rate of 30% for a term of 30 years from completion. Such overage to exclude any consent for agricultural or equestrian use.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

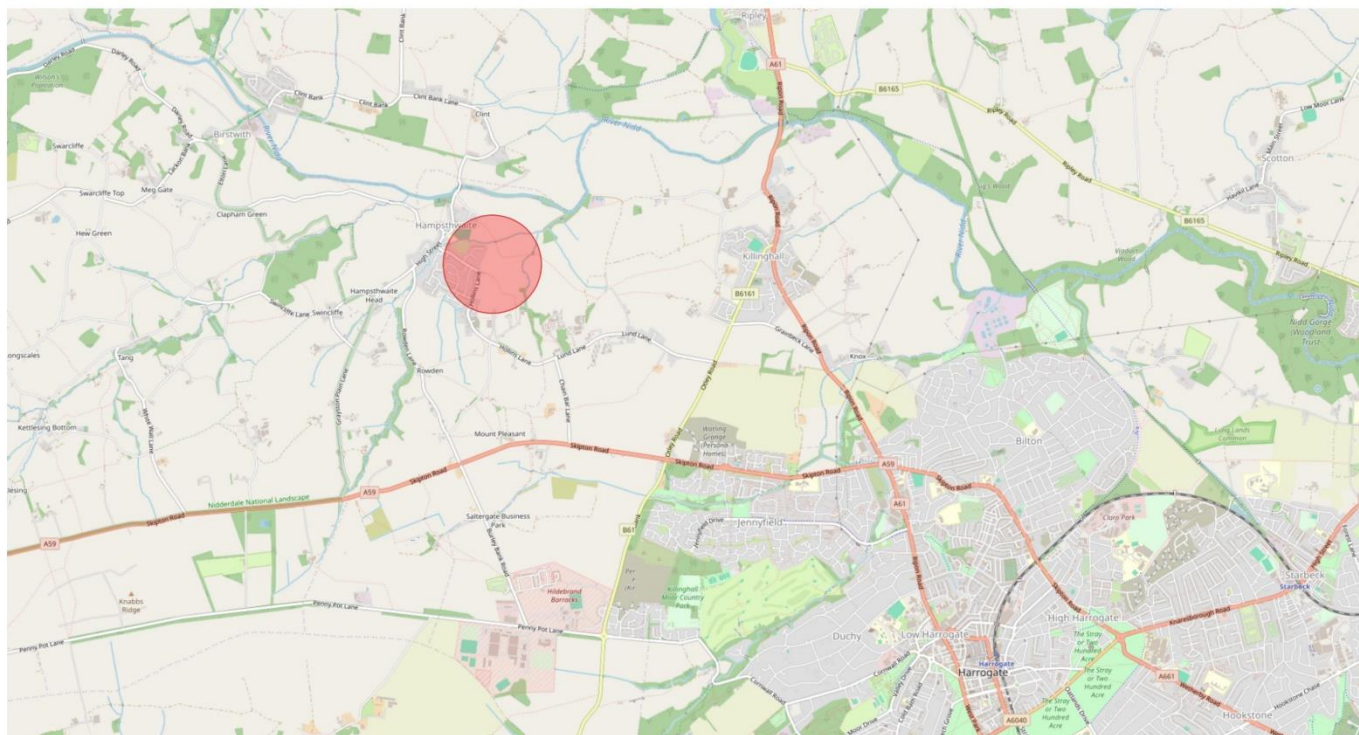
The land is subject to a reservation for the retention of supplies of water, gas and other services along the route shown A-B on the plan. The land is also subject to an easement for a highway drain running along the route X-Y-Z on the plan.

There is a public footpath which crosses the property as marked on the plan.

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.





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.

LOCAL AUTHORITY

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

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.
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6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

VIEWING

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

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.

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.

Particulars Produced on 5/7/2024