



Land at Brigg House, Low Wath Road, Pateley Bridge, HG3 5HL 19.93 Acres (8.06 Ha) Approx.

An exciting opportunity to purchase a substantial block of productive meadowland and an established car park on the edge of the picturesque village of Pateley Bridge with road frontage to Low Wath Road and river frontage. For sale by Private Treaty

Lot 1 – 18.29 Acres Grassland

Guide Price £175,000

Lot 2 – Carpark 1.64 Acres

Guide Price £ 20,000

LOCATION & SITUATION

The land lies on the northwest side of the market town of Pateley Bridge, adjoining Low Wath Road. The land is situated 12 miles from the spa town of Harrogate and 10 miles from the city of Ripon. The land lies between 115m and 125m above sea level.

DESCRIPTION

The land extends to approximately 19.93 Ac (8.06 Ha) in total and comprises a ringfenced block of productive grassland which is split into two convenient parcels together with an adjoining area of hardstanding which was created as a car park and has an existing pay-meter on the site. The land is available as a whole or in two lots:

LOT 1

18.29 Ac (7.40 Ha) comprising 17.45 Ac (7.06 Ha) of grade 4 grazing and meadowland bound by a mix of dry stone walls, stock proof fencing and 0.85 Ac (0.35 Ha) of riverbank bound by the River Nidd to the eastern boundary.

Lot 2

1.64 Ac (0.66 Ha) comprising of a hardcore track leading to a carpark measuring approximately 0.44 Ac (0.18 Ha), bound by stockproof fencing. The site has been run as a private carpark but has been closed to the public in recent times.

Access can be gained via the road frontage gated access at Low Wath Road, or by footpath at the eastern boundary, which can be accessed by foot from Pateley Bridge.

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
LOT 1:				
SE1566	4207	0.87	0.35	Riverbank
SE1566	3403	10.42	4.22	Grassland
SE1566	1806	7.00	2.83	Grassland
LOT 2:				
SE1565	3891	1.64	0.66	Car park

TENURE AND OCCUPATION

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

SERVICES

There is a mains water supply to Lot 1. The buyer will be required to install a submeter and pay for any water consumed.

DIRECTIONS

From Ripon, proceed west on the B6265 to Pateley Bridge and take the first right hand turn after the bridge on to Low Wath Road. Continue for half a mile, the gate into the land and the carpark is located on the right-hand side marketed 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.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in any Environmental Stewardship Scheme

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.

Notwithstanding the above, a public footpath crosses the property as indicated on the sale plan.

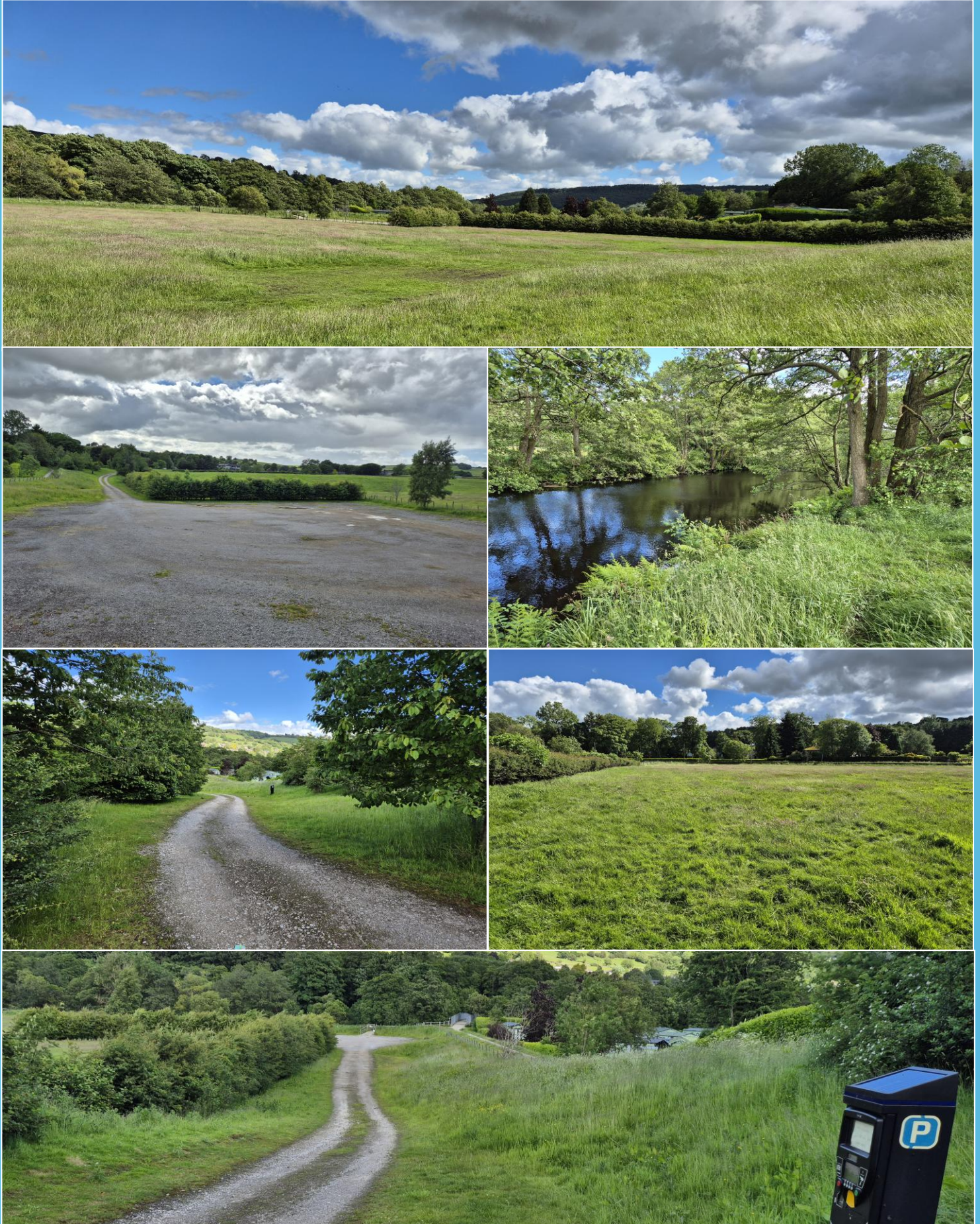
SPORTING, TIMBER & MINERAL RIGHTS

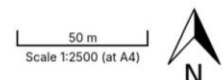
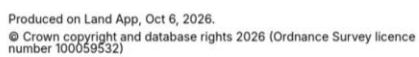
The sporting, timber and mineral rights are included in the sale so far as they are owned or exist, with the exclusion of the fishing rights on the River Nidd

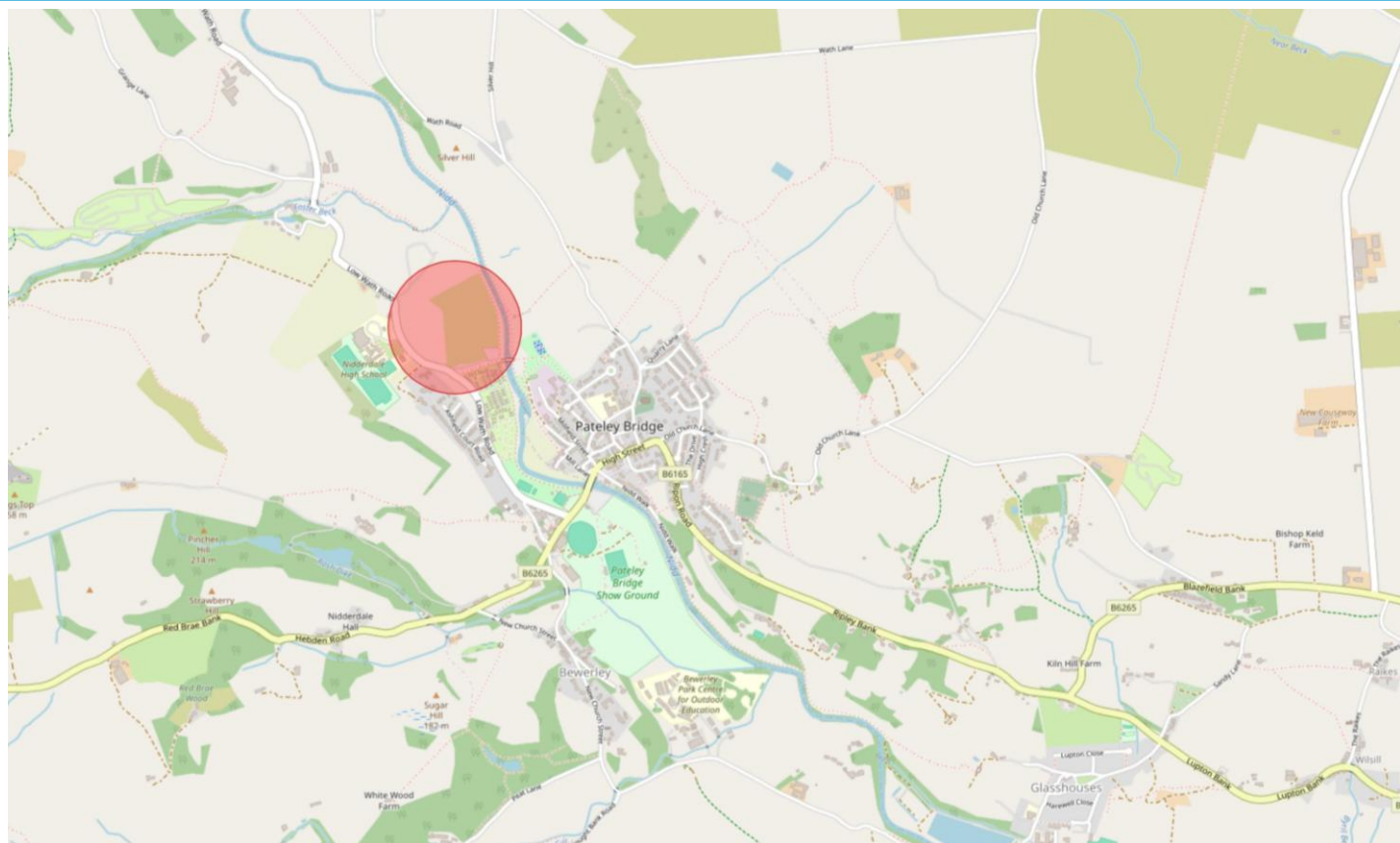


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METHOD OF SALE

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.

LOCAL AUTHORITY

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

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.

VIEWING

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

Care should be taken during your inspection, particular note should be made of open ditches, walls, fences, any unsafe structures and other such hazards.

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, 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.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, walls, fences, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 6/10/2026