



Land at Low Wood, Smelthouses, Harrogate HG3 4DH 78.78 Acres (31.88Ha) Approx.

A ring-fenced block of productive meadowland, pasture and woodland together with sheep gaits on Brimham Common and range of former mining buildings. Accessed from both Brimham Rocks Road and a private track from Smelthouses, the land has multiple natural water supplies and is suited to agricultural use, environmental enhancement and a wide range of alternative uses given its proximity to the National Trust Brimham Rocks site.

Guide Price: £600,000

For sale by Private Treaty

LOCATION & SITUATION

The land lies within the Nidderdale valley to the north west of the spa town of Harrogate, west of Ripon. The land lies between 150 and 250m above sea level.

DESCRIPTION

The land extends to approximately 78.78Ac (31.88 Ha) and comprises a ring-fenced block of productive meadow, pasture and woodland. The meadow land has been well farmed with regular application of fertiliser and manure and is capable of producing good silage crops. The pasture land is sheltered by tree-lined boundaries and benefits from natural water supplies.

The woodland comprises a mix of native deciduous trees of varying ages and includes birch, oak, rowan, and holly. The woodland is centred around High Wood and Horse Wood with various smaller parcels across the land.

Upon the property is a range of former mining and industrial buildings including brick stores and timber and corrugated metal building. These offer scope for re-development or alternative use.

The property includes sheep gaits on the adjoining Brimham Common with the right to turn out 48 sheep on the moor.

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
SE1964	5831	2.27	0.92	Track & Wood
SE1964	6023	0.08	0.03	Wood
SE1964	6726	1.83	0.74	Grassland
SE1964	7140	2.85	1.15	Grassland
SE1964	7827	5.98	2.42	Grass
SE1964	8337	4.99	2.02	Grass
SE1964	8432	0.83	0.33	Track
SE1964	8717	0.19	0.08	Wood
SE1964	9937	7.72	3.12	Grass
SE2064	0216	9.62	3.89	Grass
SE2064	1440	4.53	1.83	Grass
SE2064	1629	3.35	1.36	Wood
SE2064	1824	0.16	0.07	Track
SE2064	1719	1.90	0.77	Grass
SE2064	2124	0.32	0.13	Wood
SE2064	2416	0.42	0.17	Grass
SE2064	3008	16.80	6.80	Wood
SE2064	3418	1.03	0.42	Scrub
SE2064	5108	0.36	0.14	Wood
SE2064	5607	1.16	0.47	Grass
SE2064	5817	1.70	0.69	Bracken
SE2064	5796	0.76	0.31	Wood
SE2064	6299	2.95	1.19	Grass
SE2064	6205	0.62	0.25	Grass
SE2064	6613	2.11	0.86	Wood
SE2064	6808	0.14	0.06	Bracken
SE2064	6689	0.32	0.13	Wood
SE2064	7103	1.95	0.79	Grass
SE2064	7195	1.84	0.74	Grass
	Total	78.78	31.88	

DIRECTIONS

From Pateley Bridge, proceed east on the B6165 towards Summerbridge. And continue for 1.5 miles. On leaving the village of Wilsill, bear left signed Smelthouses and Brimham rocks. Proceed for approximately 1 mile, turn left at the cross roads and proceed up the hill and the land is on the left-hand side 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, the property benefits from a Right of Way over the moor across the route shown brown on the attached plan.

Electricity lines cross the site on above ground poles, these are believed to be covered on appropriate wayleave agreements.

The land is crossed by foot paths and bridal paths 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.

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 natural water supplies cross the land. Mains electricity crosses the site on above ground poles.

PLANNING MATTER

No planning consents exist for the site. There may be scope to achieve planning for structures upon the land, interested parties should take their own advice on this.

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

The land has been entered into two Countryside Stewardship Scheme agreements detailed below:

CSS Higher Tier Scheme 2023-2027

Option UP2 & SP6 on field 7827, 8337 & 9937

Option HS5 on 0216 & 1719

CSS Mid-Tier Scheme 2024-2028

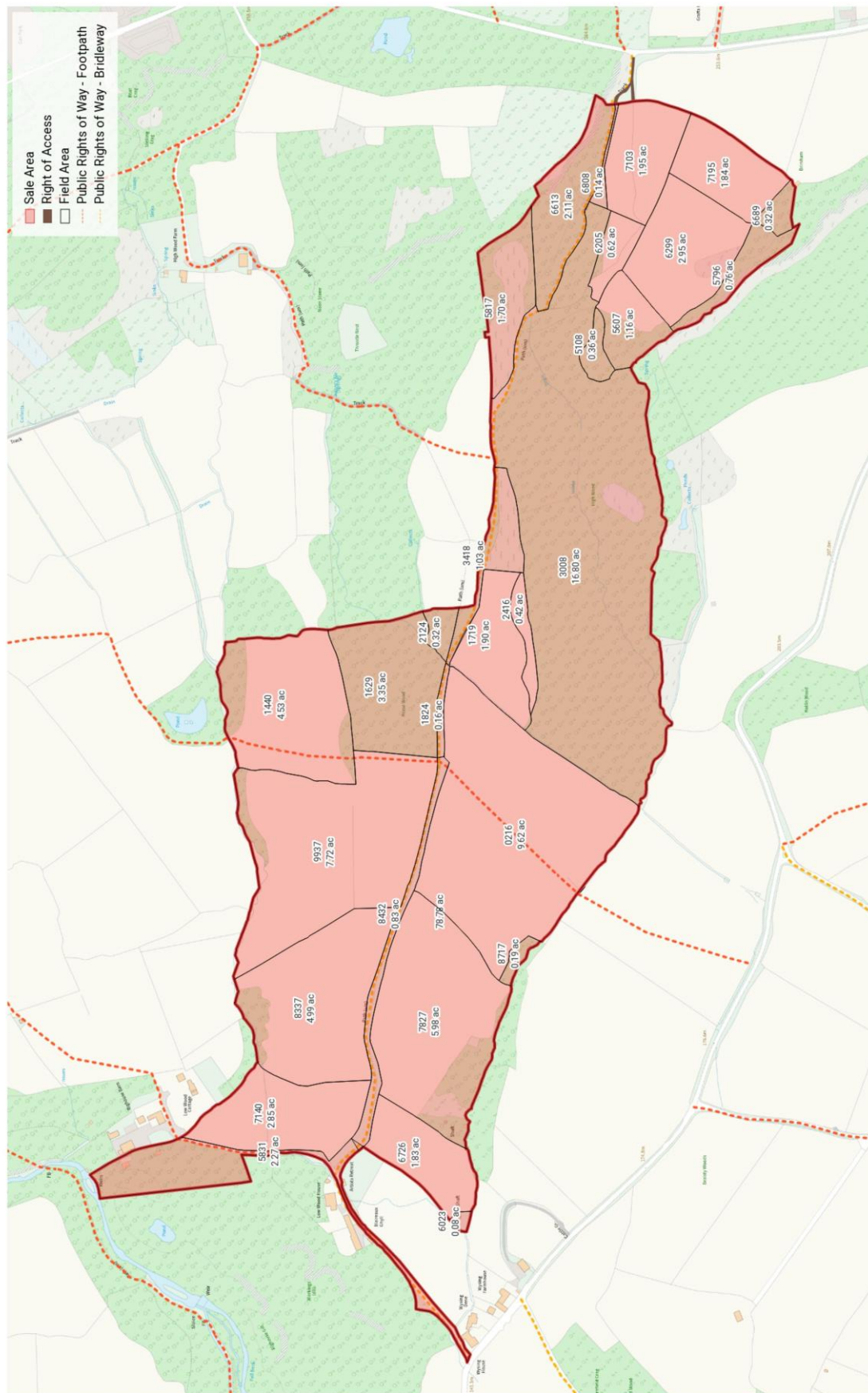
Option SW9 on 6726, 7140, 1440, 6299, 7195 & 7103

The vendor will seek to transfer the agreements and the purchasers will undertake to comply with the scheme rules for the remainder of the term.



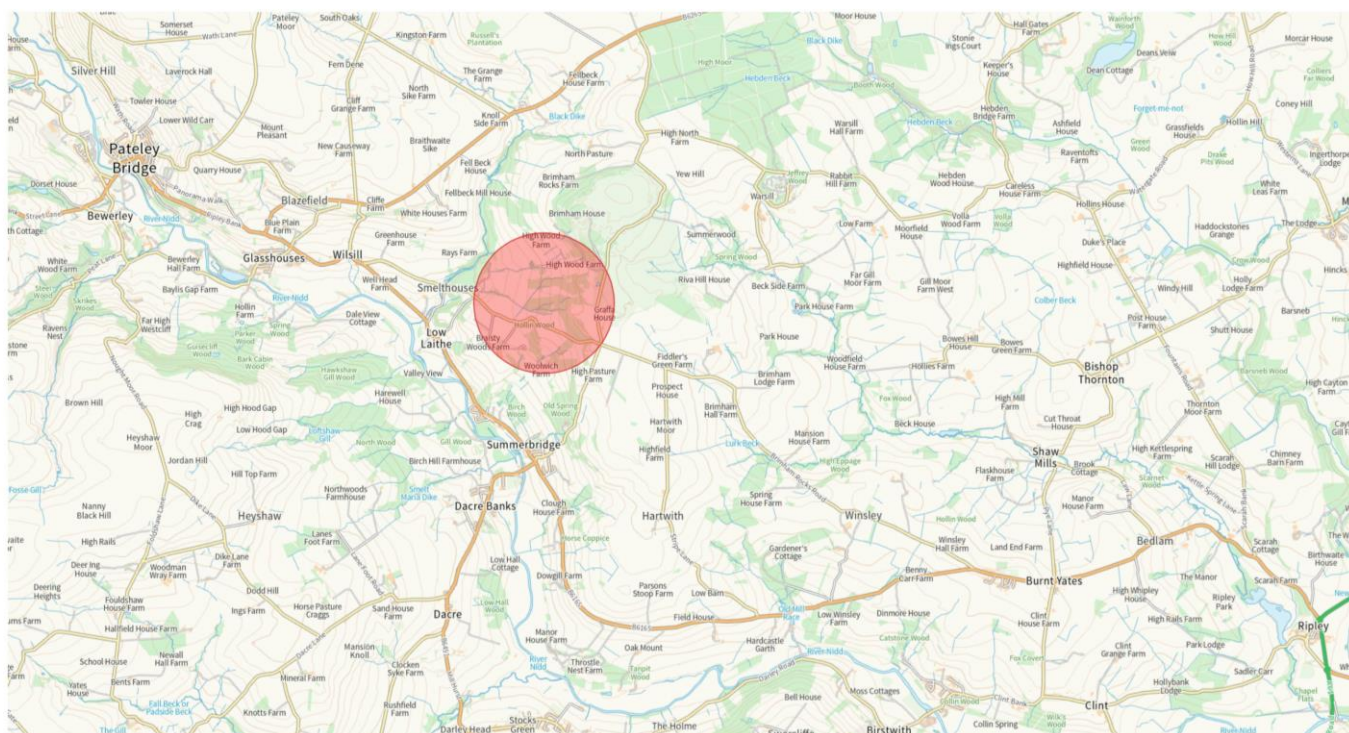
Land at Low Wood, Smelthouses Sale Plan

Hardcastle
Rural Surveyors



2024.9.25 - revision 2

Produced on Sep 25, 2024
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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

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

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 25 September 2024