

Land at Low Sykes, Lofthouse, Harrogate HG3 5RG 6.95 Acres (2.81Ha) Approx.

A single parcel of productive meadow grassland with frontage to the River Nidd and set in the picturesque Nidderdale Valley. Benefiting from direct road access, with the remains of a former building and with a mix of stone walls, stockproof wire fences and with a line of substantial trees adjoining the river, the land is suited to mowing, grazing and a range of alternative uses (subject to consents). For sale by Private Treaty

Guide Price: £70,000

LOCATION & SITUATION

The land lies between the villages of Lofthouse (½ mile) and Ramsgill (1 mile) in upper Nidderdale approximately 5 miles from the market town of Pateley Bridge. The land lies between 150 and 170m above sea level.

DESCRIPTION

The land extends to approximately 6.95 Ac (2.81Ha) and comprises a single grass field running down from Lofthouse Road to the River Nidd.

The land is bounded by a mix of stone walls and stockproof wire fences. There is a line of mature broadleaf trees adjoining the river.

Upon the land are the remains of a former timber framed building which may be capable of being reinstated (subject to the necessary consents).

The land is accessed off a gateway from the public highway and slopes gently down from the road. A stream water supply passes through the land close to the river.

The land is suited to grazing and mowing but has scope for a wide range of alternative uses, subject to consents.

TENURE AND OCCUPATION

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

SERVICES

There are no mains services connected to the property.

BASIC PAYMENT SCHEME

The eligible farmland has been registered with the Rural Payments Agency. BPS Entitlements are now 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 shooting, timber and mineral rights are included in the sale so far as they are owned.

The fishing rights on the River Nidd are excluded from the sale being owned by Leeds Angling Club.

NITRATE VULNERABLE ZONES

None of the land lies within a Nitrate Vulnerable Zone.

FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.

DIRECTIONS

From Pateley Bridge proceed up the dale towards Lofthouse for approximately 5 miles, passing through the village of Ramsgill. Continue for a further 1 mile and the land is on the left-hand side opposite Sykes Grange and 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.

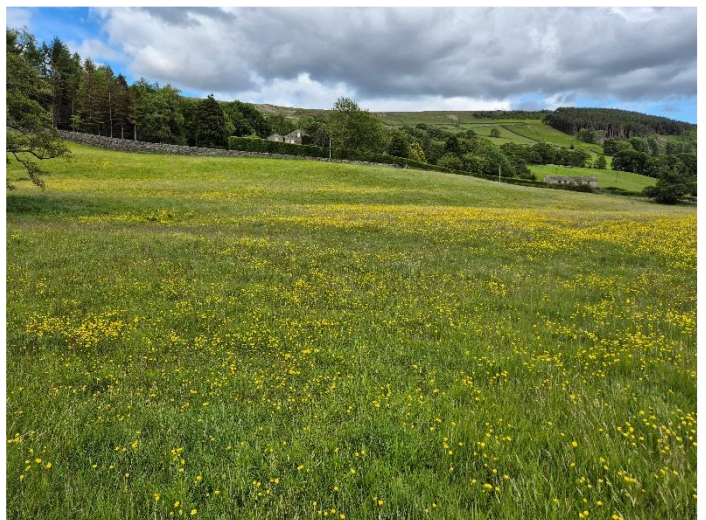
WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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

Notwithstanding the above, there is a public footpath which crosses the land as marked on the plan.

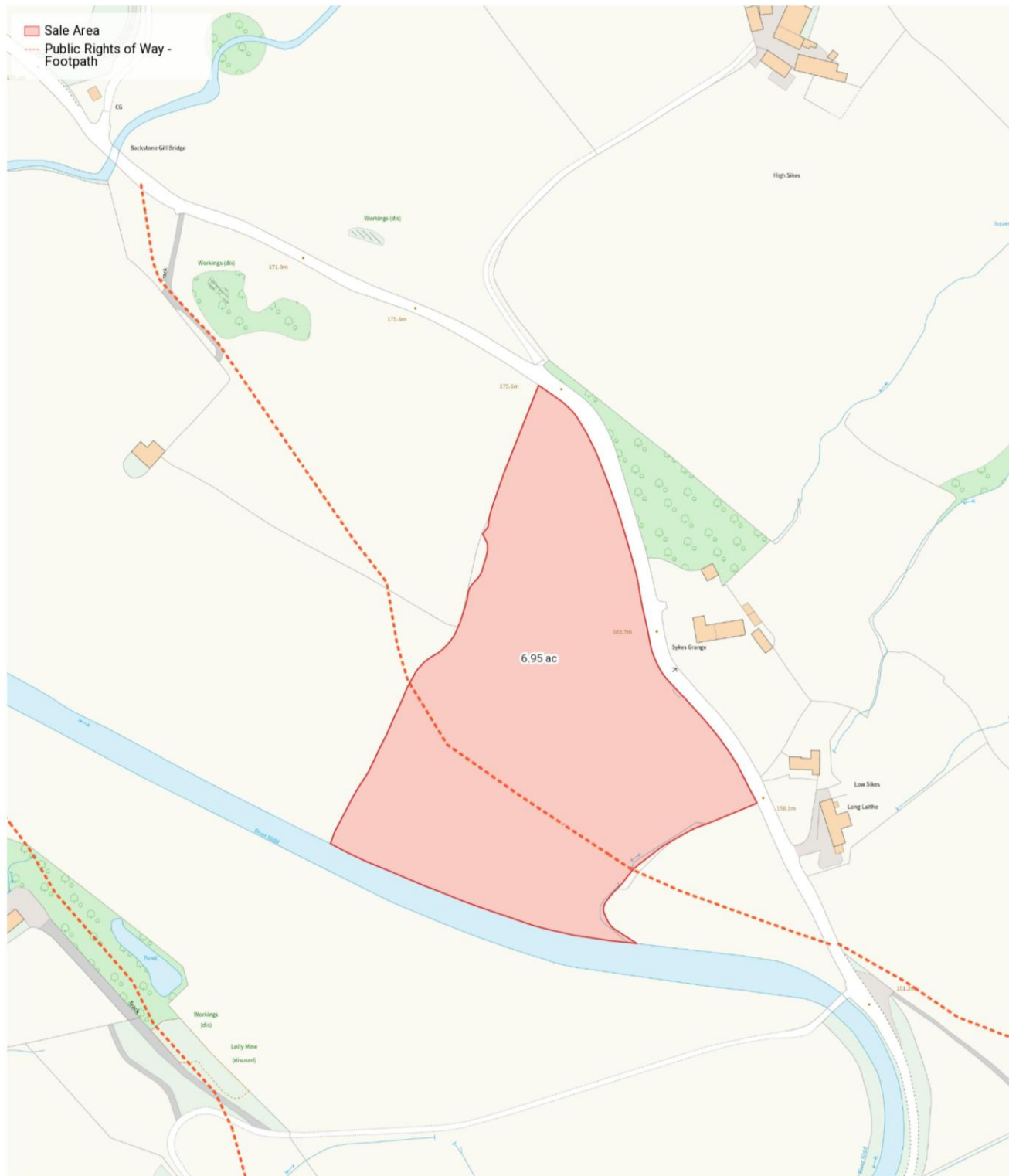
BOUNDARIES

Where the boundary maintenance responsibilities are known or to be allocated, these are shown on the site plan by an inward facing T mark.



**Hardcastle
Rural Surveyors**

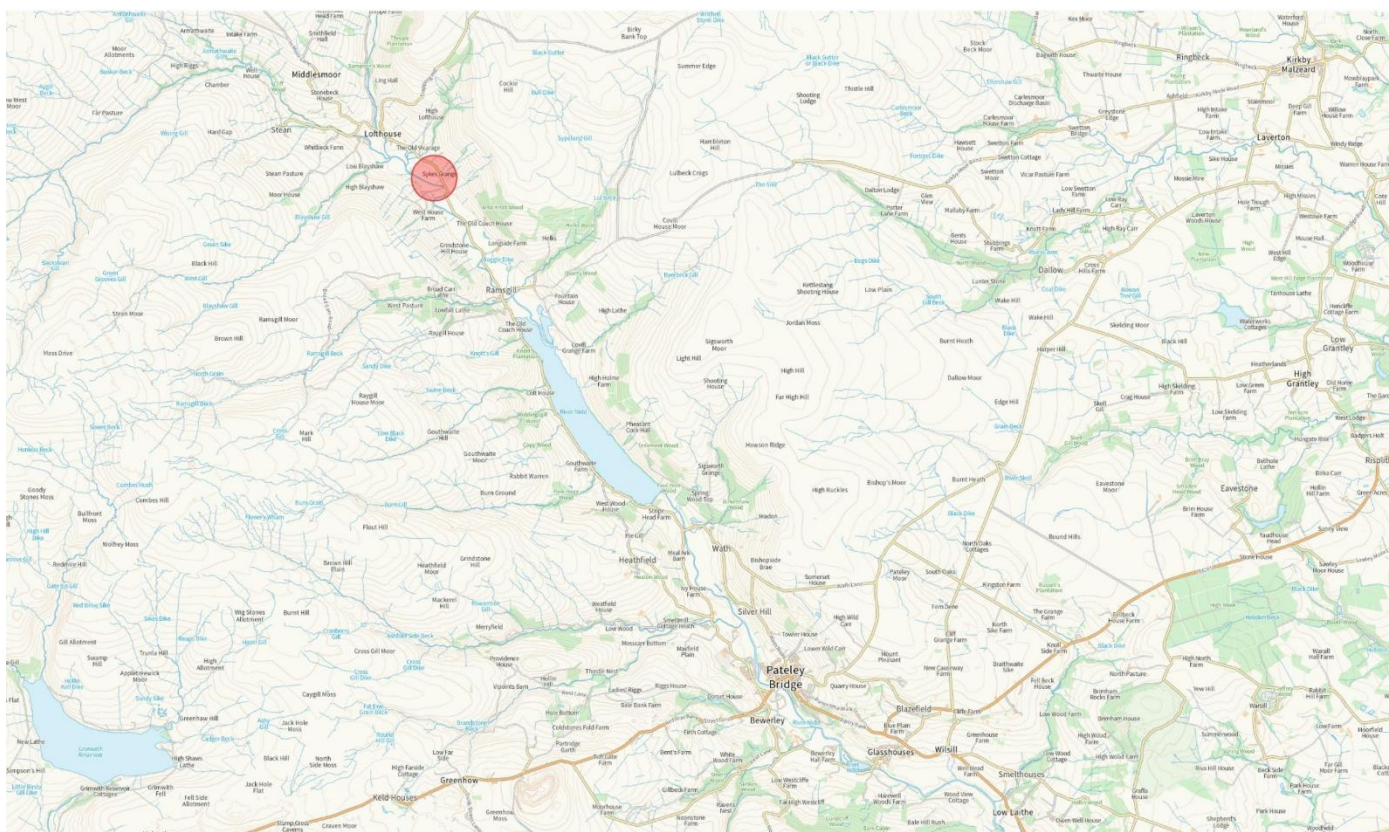
Sale Plan
Land at Low Sikes, Lofthouse



Produced on Land App, Jun 6, 2025.
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50 m
Scale 1:2500 (at A4)





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, the property is part of a working farm and particular note should be made of open ditches, drains, walls, fences, livestock, machinery, 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, drains, walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 10/6/2025