

Land at Ripley Road, Nidd, Harrogate, HG3 3BJ

29.19 Acres (11.81Ha) Approx.

A ringfenced block of productive grassland adjacent to Ripley Road and divided into three parcels with scattered mature trees. With direct access off Town Street, the former parkland is bounded by a mix of stone walls, fences and hedgerows and is suited to livestock grazing.

For sale by Private Treaty

Guide Price: £300,000

LOCATION & SITUATION

The land lies in the village of Nidd, between Ripley (1.5 miles west) and Scotton (2 miles east) and 4 miles to the northwest of the town of Knaresborough. The land lies between 70 and 80m above sea level.

DESCRIPTION

The land extends to approximately 29.19 Ac (11.81 Ha) and comprises a ringfenced block of three parcels of grassland with scattered mature trees. The land has previously been parkland associated with Nidd Hall but offers a useful block of pastureland in a sheltered and accessible location.

The land is bound externally by a mix of stone walls and fences, with a hedge on the western boundary providing shelter. All internal boundaries are wire fences.

Access into the land can be gained via two separate gateways off Town Street.

The land is best suited to grazing with livestock.

FIELD SCHEDULE

The following is a schedule of field areas:

Sheet No.	Field No	Ac	Ha	Use
SE3059	2890	11.54	4.67	Grassland
SE3060	2916	9.76	3.95	Grassland
SE3060	3805	7.88	3.19	Grassland

TENURE AND OCCUPATION

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

SERVICES

A water supply is connected to the land with troughs located on the property. Mains electricity crosses the site on above ground poles.

DELINKED 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

The land has been entered into a Higher Level Stewardship (HLS) and Entry Level Stewardship (ELS) agreement detailed below:

Agreement Extended to: 31/12/2028

Options: HC12 Maintenance of Wood Pasture and Parkland on all fields.

Approximate annual payment on this land: £ 2,610 per annum

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

DIRECTIONS

From Ripley, proceed east on the B6165 towards Knaresborough for 1.5 miles, passing Nidd Hall before taking the next left onto Town Street in the village of Nidd. Continue for 250m, the first gate into the land is located 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.

This includes restricting the use of the property to that of only agricultural or forestry purposes. There is also a restriction on the erection of buildings on the property, as detailed on Land Registry. A copy of this can be provided upon request.

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

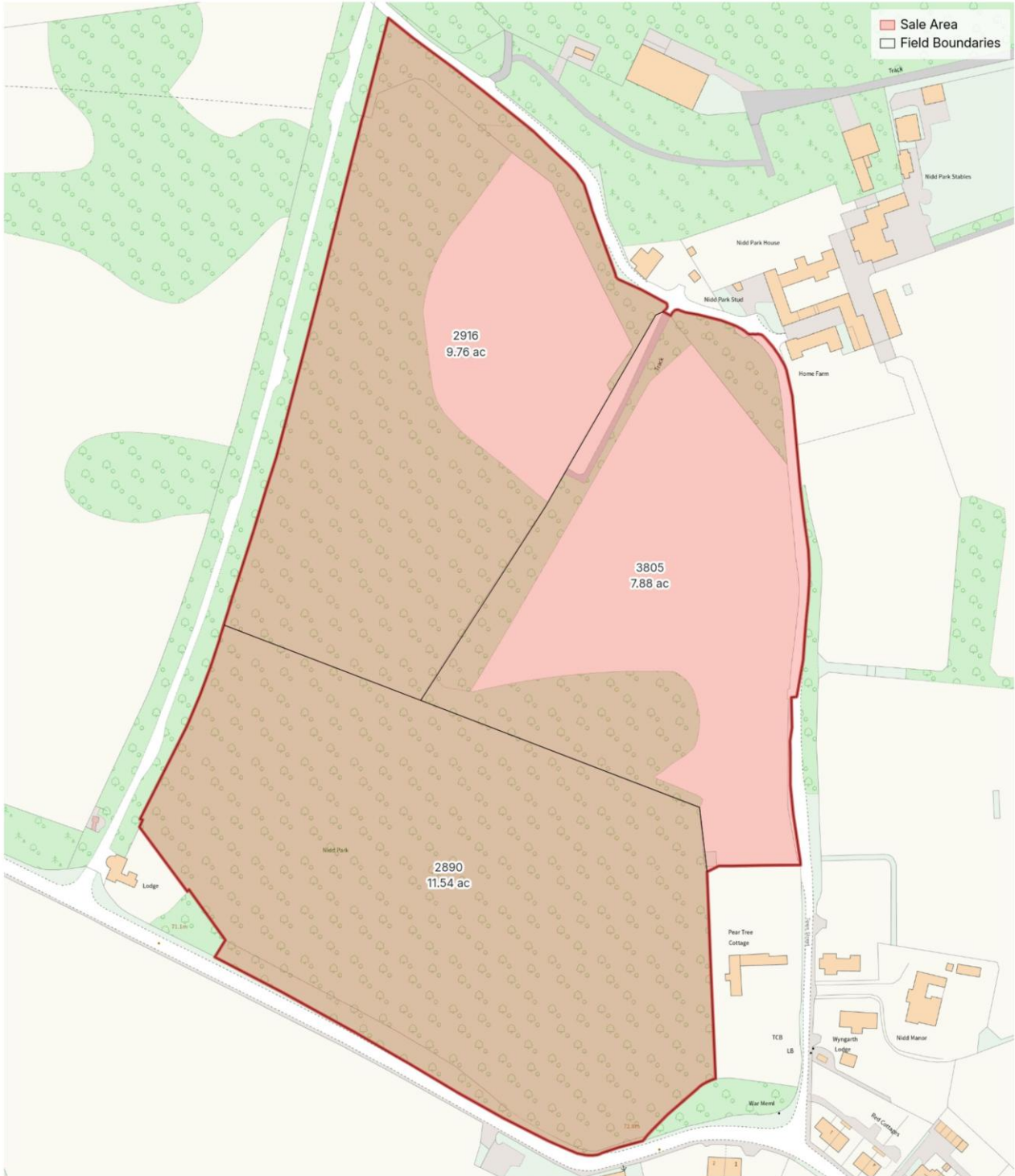
SPORTING, TIMBER & MINERAL RIGHTS

The timber and mineral rights are included in the sale so far as they are owned. The sporting rights are not included in the sale.



Hardcastle Rural Surveyors

Land at Nidd Sale Plan



Produced on Land App, Apr 17, 2026.
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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

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 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.

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.

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 walls, fences, livestock, machinery, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 24/04/2026