



Land at Street Lane, Bewerley, Pateley Bridge HG3 5HW

5.46 Acres (2.21 Ha) Approx.

An exciting opportunity to purchase a block of productive grassland which includes a stream and a small wooded area. The land is pastureland with road frontage and access from Street Lane, just outside of the picturesque hamlet of Bewerley, just a minute drive out of Pateley Bridge. With scope for a range of uses including agricultural equestrian and amenity, the property is accessible yet rural and with views over the valley. For Sale by Private Treaty.

Guide Price: £60,000

LOCATION & SITUATION

The land lies 0.5 miles to the southwest of the market town of Pateley Bridge and 0.3 miles to the northwest of the hamlet of Bewerley, adjoining Street Lane. The land is situated 15 miles from the spa town of Harrogate and 12 miles from the city of Ripon. The land lies between 150m and 190m above sea level.

DESCRIPTION

The land extends to approximately 5.46 Ac (2.21 Ha) in total and comprises a single parcel of productive grassland with a small area of adjoining wooded area and stream, all bound by stockproof fencing and dry-stone walls. The land is well suited to livestock grazing and with scope for a range of amenity uses. The land is gently sloping and set within the Area of Outstanding Natural Beauty, with views over the Nidderdale valley.

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.

DIRECTIONS

From Ripon, proceed west on the B6265 to Pateley Bridge and drive straight through the town and over the bridge. Continue for half a mile, the gate into the land is located on the left-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.

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 (shown blue) over the Yorkshire Water pumping station to allow access through the existing field gate.

A Right of Way is to be reserved by the vendors (shown brown) to allow access to their retained land as indicated on the sale plan.

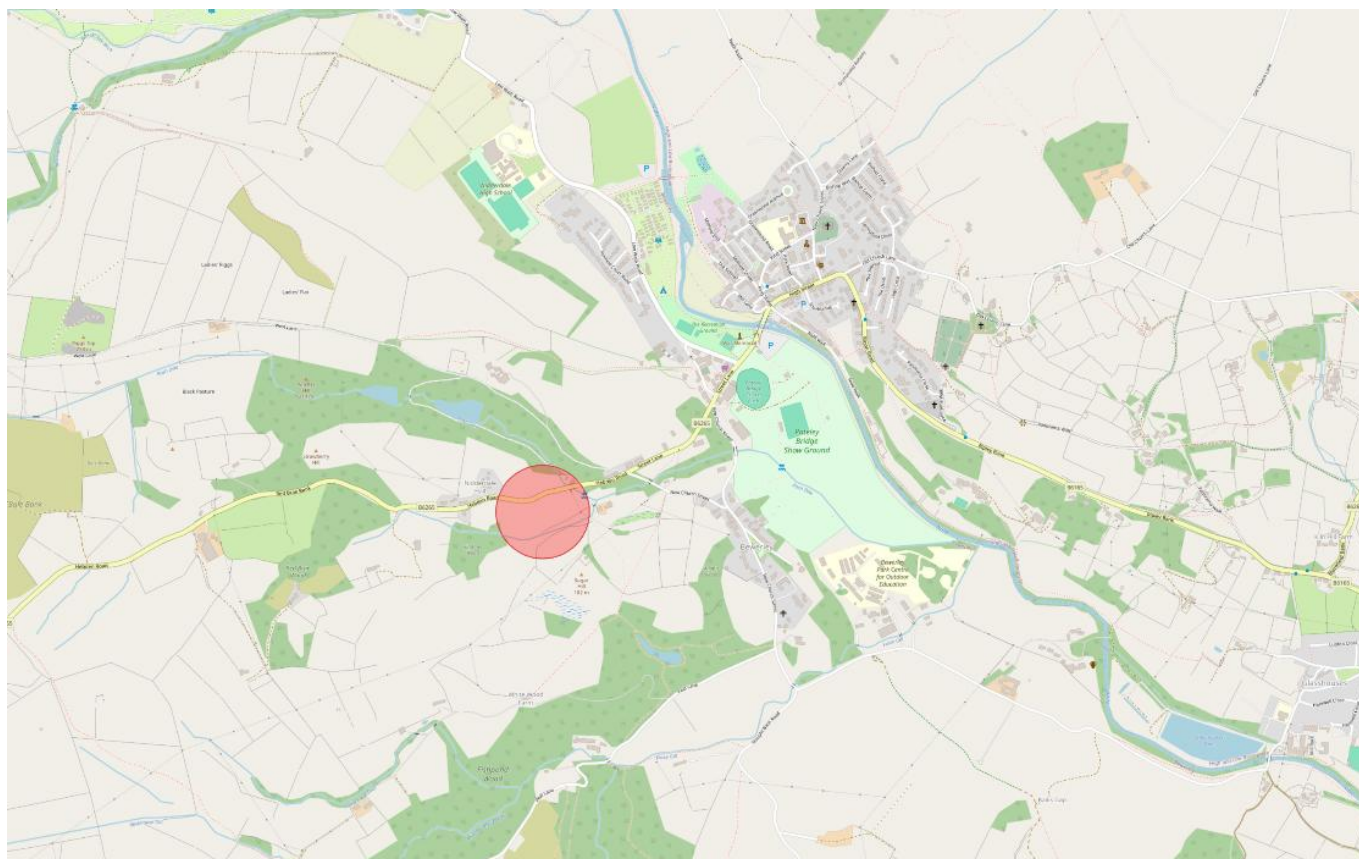
The property is sold subject to existing wayleaves and easements for the maintenance and repairs of the electricity lines and the Septic Tank located to the western end of the land and marked ST on the plan.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights are not included in this sale, being owned by a former owner.







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 13/10/2026