



LAND AT HIGH AND LOW BISHOPSIDE

Harrogate, North Yorkshire

87.04 acres (35.22 hectares) of upland meadow and grassland, situated within Nidderdale National Landscape and easily accessible from the B6265, available as a whole

Hardcastle
Rural Surveyors

savills

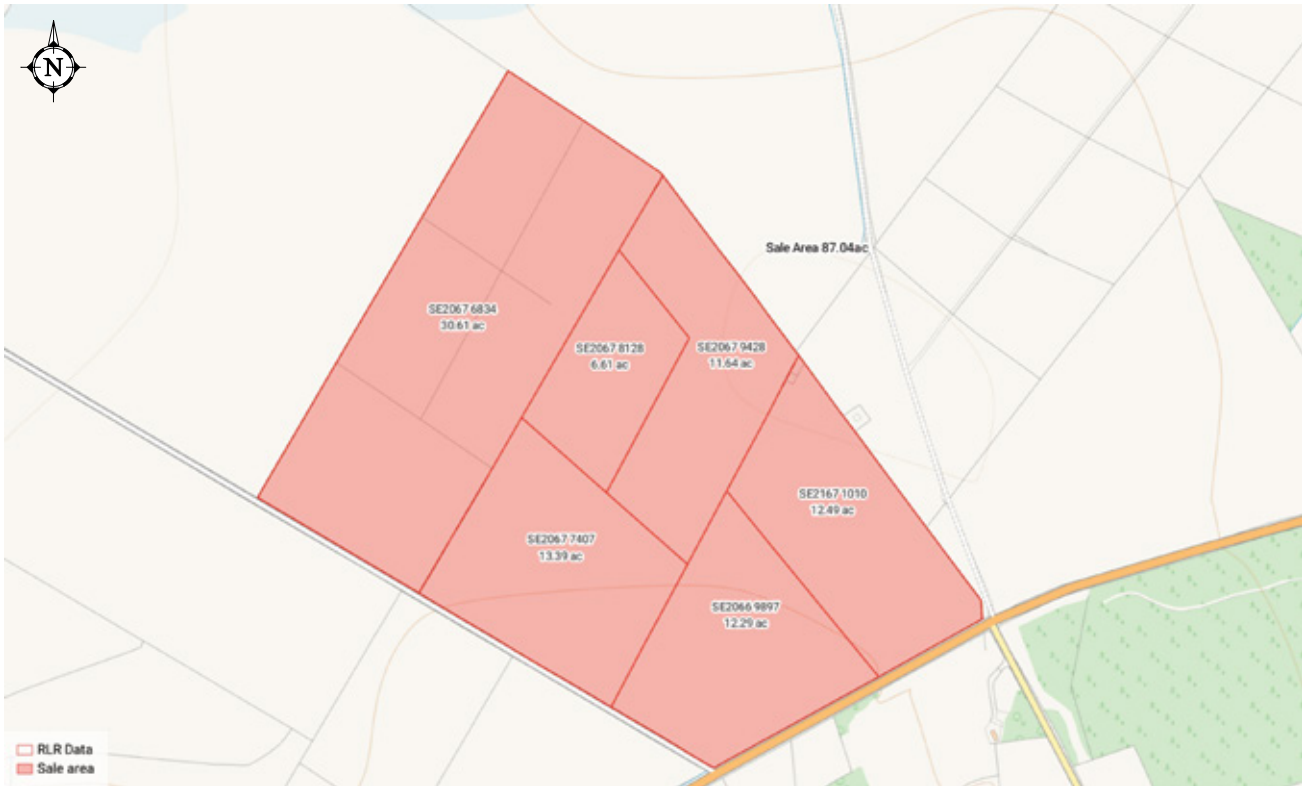
LAND

The land is situated about 3.5 miles east of Pateley Bridge about 13 miles northwest of Harrogate, north of the Brimham Rocks National Trust site and within Nidderdale National Landscape, surrounded by grassland, rising to moorland and open fields typical of the area. It lies in a ring fence with excellent road frontage onto the B6265.

The land is broadly divided by 37.22 acres of rough grazing and 49.82 acres of mowable pasture, segregated into approximately 9 parcels and predominantly level at 250 metres above sea level. Much of the land has been re-seeded to herbal leys over recent years which has taken well and provides a diverse sward suited to both mowing and grazing. The land is entered into three Countryside Stewardship Schemes which, along with SFI revenue, provides a combined annual income of £12,680.

The land is available as a whole, offers for part may be considered.

Guide price £800,000



FIELD SCHEDULE

FIELD NUMBER	AREA AC	AREA HA	LAND USE
SE2067 6834	30.61	12.39	4.3 Ha Arable and 8.12Ha Permanent Grass
SE2067 8128	6.61	2.68	Permanent Grass
SE2067 9428	11.64	4.71	Temporary Grass (Herbal Ley)
SE2067 7407	13.39	5.42	Temporary Grass (Herbal Ley)
SE2066 9897	12.29	4.97	Temporary Grass (Herbal Ley)
SE2167 1010	12.49	5.05	Temporary Grass (Herbal Ley)
Sale Area	87.04	35.22	



GENERAL INFORMATION

Rights of Way, Easements & Wayleaves

The land is sold subject to and with the benefit of all wayleaves, easements and rights of way whether public or private whether mentioned or not. Local electricity lines cross the land.

Access

The land benefits from roadside frontage and entrances onto the B6265.

Services

A metered mains water supply is connected to the land with various troughs on the property. Mains electricity crosses the land on overhead poles. The vendor has no knowledge of any other services or connections to the land.

Tenure

The freehold of the land is offered for sale with vacant possession on completion.

Schemes & Grants

The land is registered on the Rural Land Registry, the sellers outgoing tenant has claimed and will retain the Basic Payment (BPS) and any subsequent payments based on previous entitlements and historical claims. There are three mid-tier Countryside Stewardship Agreements in place over the farmland. The vendor will seek to transfer the agreements and the purchaser(s) will undertake to comply with scheme rules for the remainder of the term. The land is also entered into the Sustainable Farm Incentive, however this cannot be transferred and will be removed from the scheme. The purchaser will indemnify the vendor against any non-compliance from the date of completion.

Sporting Rights

The sporting rights will be retained by the vendor.

Mineral Rights

The mines and minerals are not included in the sale.

Local Authority

North Yorkshire Council

Postcode

Nearest postcode HG3 5EU

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METHOD OF SALE

The land is offered for sale by private treaty as a whole, offers for part might be considered. All prospective purchasers are encouraged to register their interest with the selling agents.

VIEWING

The land may be inspected at all reasonable times, on foot, with a copy of the sale brochure. Care should be taken, with particular note to open ditches, drains and livestock.

CONTACT

For further information please contact:

William Douglas

Savills
WDouglas@savills.com
01904 617800

Andrew Hardcastle

Hardcastle Rural Surveyors
andrew@hardcasterural.co.uk
01765 658525




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