



PASTURELAND & WOODLAND

30.95 ACRES (12.53HA) APPROX

**HAREWELL WOODS LANE, GLASSHOUSES,
HARROGATE, HG3 5QQ**

A rare opportunity to acquire a block of commercial pasture grassland with adjoining mixed deciduous woodland with SSSI status together with a small pond and occupying a secluded location in upper Nidderdale and including a Higher Level Stewardship Scheme providing additional income. Available as a whole or in lots:

GUIDE PRICE FOR THE WHOLE: £190,000

Lot 1: £140,000. Lot 2: £40,000. Lot 3: £10,000

FOR SALE BY PRIVATE TREATY

OFFERS CONSIDERED FOR PART LOTS



LOCATION

The land is located approximately 9 miles north west of Harrogate, 9 miles south west of Ripon and 1½ miles to the south east of Pateley Bridge and lies to the south of the village of Glasshouses enjoying far reaching views of upper Nidderdale.

DESCRIPTION

The property comprises a useful block of productive pastureland extending to approximately 20.02ac (8.10ha) including track access leading from Harewell Woods Lane. To the west is a separate block of mixed deciduous SSSI woodland which is currently under a Higher Level Stewardship Scheme agreement and to the north is a small area of woodland including a pond. The land is for sale in 3 lots:

LOT 1

Shown edged red on the plan in these particulars and extending to approximately 20.02 Acres (8.10Ha) comprising 3 parcels of upland pasture land, much of which is suitable for mowing. The land is all permanent pasture with a spring fed water supply and includes a right of way over the access track running from Harewell Woods Lane shown brown between points A-B.

LOT 2

Extending to approximately 10.34 Acres (4.19Ha) being a single parcel of mixed deciduous woodland classified as a part of the West Nidderdale, Barden & Blubberhouses Moor Site of Special Scientific Interest (SSSI) and including mainly silver birch with occasional oak, alder, rowan and sycamore. The land is shown edged blue on the plan in these particulars and adjoins Parker wood and Bark Cabin wood and overlooks the village of Glasshouses. A right of access is included with this property over the route shown brown on the attached plan and between points A-B-D

LOT 3

Comprising a small parcel of woodland with a stream fed pond and extending to approximately 0.59 Acres (0.24Ha). The land forms part of the Site of Special Scientific Interest and is entered into a Higher Level Stewardship Scheme and is shown edged green on the plan in these particulars. The land has access directly off Harwell Woods Lane.

GENERAL MATTERS

ACCESS & RIGHTS OF WAY

Lot 1 includes an 8m wide right of way over the access track running from Harewell Woods Lane over the route shown brown between points A-B. Lot 2 benefits from a right of way over the access track and along the route shown brown and running A-B-D on the plan in these particulars.

SERVICES

Lot 1, Lot 2 and Lot 3 currently benefit from natural spring fed water supplies.

TENURE & OCCUPATION

The land is sold Freehold and vacant possession will be available upon completion.

EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all easements, wayleaves and rights of way both public and private, whether mentioned in these particulars or not which may affect the property.

Notwithstanding the above, we understand that a number of public footpaths cross both Lot 1 and 2, the approximate route of which are shown on the plans in these particulars.

There is also believed to be a right of way over Lot 1 in favour of an adjoining owner over the route A-B-C on the plan.

SINGLE PAYMENT SCHEME

The land is registered on the RPA Rural Land Register and under the Single Payment Scheme. The SPS Entitlements relating to the land are included in the sale and will be transferred to the purchasers to allow them to claim the 2012 SPS monies, further details are available from the selling agents. The purchasers will be required to contribute the sum of £150 + vat towards the cost of transferring the SPS Entitlements.

The 2011 SPS payment has been claimed and will be retained by the owners. The purchaser will be required to comply with Cross Compliance rules until 31st December 2011.

ENVIRONMENTAL STEWARDSHIP

The land is currently entered into a Higher Level Stewardship Scheme (incorporating the UELS) which commenced on 1st April 2011 and runs for a period of 10 years. Full details of this scheme are available from the selling agents Lister Haigh.

In summary the woodland in Lot 2 & 3 are entered into option HC8 (Restoration of woodland) and the grassland in Lot 1 is entered into option EK2 (Permanent grassland with low inputs) The purchaser will be required to continue the HLS agreement upon completion of the sale.

SPORTING & MINERAL RIGHTS

The mineral and sporting rights are included in the sale so far as they are owned or exist. The shooting rights are currently let to a local shoot until the end of February 2012.

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.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Register plans and previous Ordnance Survey Sheets, Field Data Sheets and Deed Plans. All plans in these particulars are for identification purposes only. All boundaries, dimensions and areas are approximate and subject to verification in the Title Deeds.

LOCAL AUTHORITY

Harrogate Borough Council, Crescent Gardens, Council Offices, Harrogate HG1 2SG. Tel: 01423 500600. www.harrogate.gov.uk

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.

VIEWING

Strictly by appointment only with the agents: Lister Haigh (Knaresborough) Limited 01423 860322

DIRECTIONS

From Harrogate take the A61 to Ripley and proceed along the B6265 towards Pateley Bridge. After approximately 9 miles turn left in the village of Glasshouses and proceed down hill through the village. Immediately after crossing the River Nidd turn left onto Harewell Woods Lane and proceed for approximately ¼ mile and the property is located on the right hand side identified by a for sale board.

IMPORTANT NOTE

If you have downloaded these particulars from our website you must contact our office to register your interest to ensure you are kept up to date with the progress of the sale.

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

Paul Johnston (Boroughbridge Office) on **01423 322382**

Richard Lister (Harrogate Office) on **01423 730700**

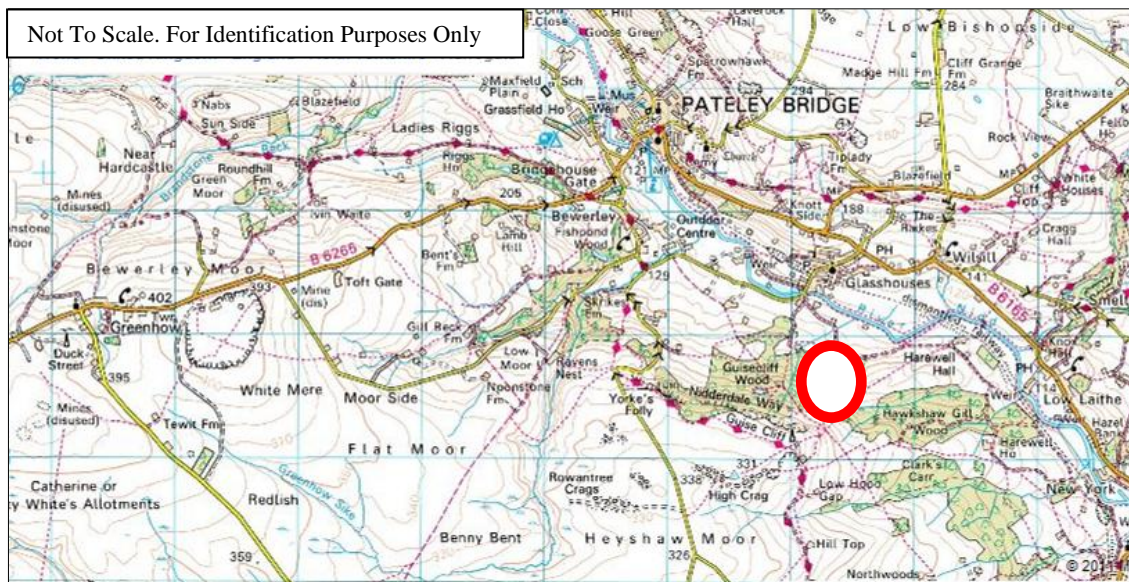
John Haigh (Knaresborough Office) on **01423 860322**

Andrew Hardcastle (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



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Details Produced 15/9/11

PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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