



11.15 Acres of Land and Barn at Burtersett, Hawes, North Yorkshire, DL8 3QB

Offers Around £190,000





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What3Words: *///consoled.fizzled.scribble*



11.15 Acres (4.51 Hectares)

- Good quality meadow land
- Large barn located in a rural setting
- Development opportunity
- Superb views over Hawes and surrounding hills
- Located in the scenic Yorkshire Dales National Park



The 11.15 acres of land and barn at Chapel House Farm are set in a picturesque location in the Yorkshire Dales National Park, just outside Burtsett near Hawes. The barn sits in a prominent position overlooking Hawes. The barn holds great potential for various future developments subject to appropriate permissions. The barn's dimensions are 23m x 7m totalling 161m² or 1,732.99 ft². The Vendor has not submitted any planning applications in relation to the barn and any interested parties should make their own enquiries regarding change of use for the barn. The 11.15 acres of meadowland offers great potential for farming uses and is currently used as silage meadows; the land also has the potential to be entered into various environmental schemes or could be adapted to other amenity uses subject to appropriate permissions. Additional land is available if required.

What3Words: Barn - [///consoledfizzledscribble](#)

Lane - [///cavalier.amplified.cubic](#)





General Remarks

Services: The property has the benefit of a natural water supply.

Mine, Mineral and Sporting Rights: Included so far as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship schemes but has great scheme potential.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Access, Easements & Wayleaves: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Restrictive Covenants: There are no covenants to our knowledge.

Local Authority: Richmond County Council

Planning: All planning enquiries are to be directed to the local planning authority as above.

Conservation Area / SSSI: The land and barn are located within the Yorkshire Dales National Park.

Footpaths / Bridleways: We understand that there is a footpath that runs along the track and through the gate at the far end of the 6.35 acres.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency's website, the land sits in flood zone 1, meaning it has a low probability of flooding.

Viewings: Viewings are strictly by appointment with the sole selling agents. FAO: Samuel Dennis BSc MPS tel 01539 751993. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

Building Safety: A structural survey of the barn has not been undertaken. We recommend potential purchasers make their own enquiries.

Method of Sale: The property is offered for sale by private treaty, if there are high levels of interest we may seek best and final offers.

Money Laundering Regulations Compliance: please bear in mind that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

AMC Agents: Armitstead Barnett act as Agents to AMC. For a free, no obligation consultation on a range of AMC flexible and standard finance products which are currently available, please contact Richard D. Furnival BSc (Hons) MRICS FAAV: 01995 603180 or 07967 647378.

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