



**79.25 Acres of Land known as Burtersett High Pasture,  
Burtersett, Hawes, North Yorkshire DL8 3SG**

- **79.25 Acres (30.07 ha) of Upland grazing land forming an extensive natural habitat rich in biodiversity with potential for Environmental Stewardship Schemes**
- **Located in the sought after Yorkshire Dales National Park with panoramic views**

What3words: [///paradise.taken.crumples](https://www.what3words.com/paradise.taken.crumples)

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**For Sale by Private Treaty**  
**Offers Over £120,000**



### General Description

An attractive ring fenced block of upland grazing land extending to 79.25 Acres (30.07 ha). The land is situated in the highly sought after Yorkshire Dales National Park within close proximity to Hawes. This block benefits from impressive far reaching panoramic views over the surrounding Yorkshire Dales.

This parcel has stock proof stone wall boundaries and natural water supplied from various watercourses. The land enjoys access via the roman road leading west on Cam High Road from High Lane to the South East of Burtersett.

Given the excellent location of the land, it is ideal for a wide range of purchasers including local land owners, agricultural purchasers, investors and those with lifestyle and amenity interests looking to purchase a unique piece of land.



















### General Remarks

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

**Mine and Mineral Rights:** Included in the sale insofar as they are owned.

**Basic Payment Scheme:** There are no entitlements included in the sale, nor will any payments be transferred.

**Restrictive Covenants:** None insofar as we are aware.

**Environmental Schemes:** The land is free from any Environmental Stewardship schemes but has great potential to enter into schemes. Armitstead Barnett would be happy to advise the successful purchaser on the options available.

**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.

**Local Authority:** Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire DL8 3EL / North Yorkshire Council, Mercury House, Station Road, Richmond, North Yorkshire DL10 4JX

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

**Conservation Area / AONB:** The land is not located within a conservation area nor an AONB but is located within the Yorkshire Dales National Park.

**Footpaths / Bridleways:** There are footpaths / bridleways on the land.

**Flooding:** The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

**Viewings:** To be at any reasonable daylight hours when in receipt of the sales particulars.

**Health & Safety:** Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

**Method of Sale:** The property is offered for sale by Private Treaty. The Vendor has reserved the right to amalgamate, withdraw or exclude any part of the property shown at any time or to generally amend the particulars of order of sale. FAO: Samuel Dennis BSc MPS

**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. Fumival BSc (Hons) MRICS FAAV: 01995 603180 or 07967 647378.

**SUBJECT TO CONTRACT | IMAGES TAKEN OCTOBER 2024**

### North Lancashire

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Lancashire PR3 1ZA  
**01995 603 180**  
garstang@abarnett.co.uk

### South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
**01704 859 995**  
burscough@abarnett.co.uk

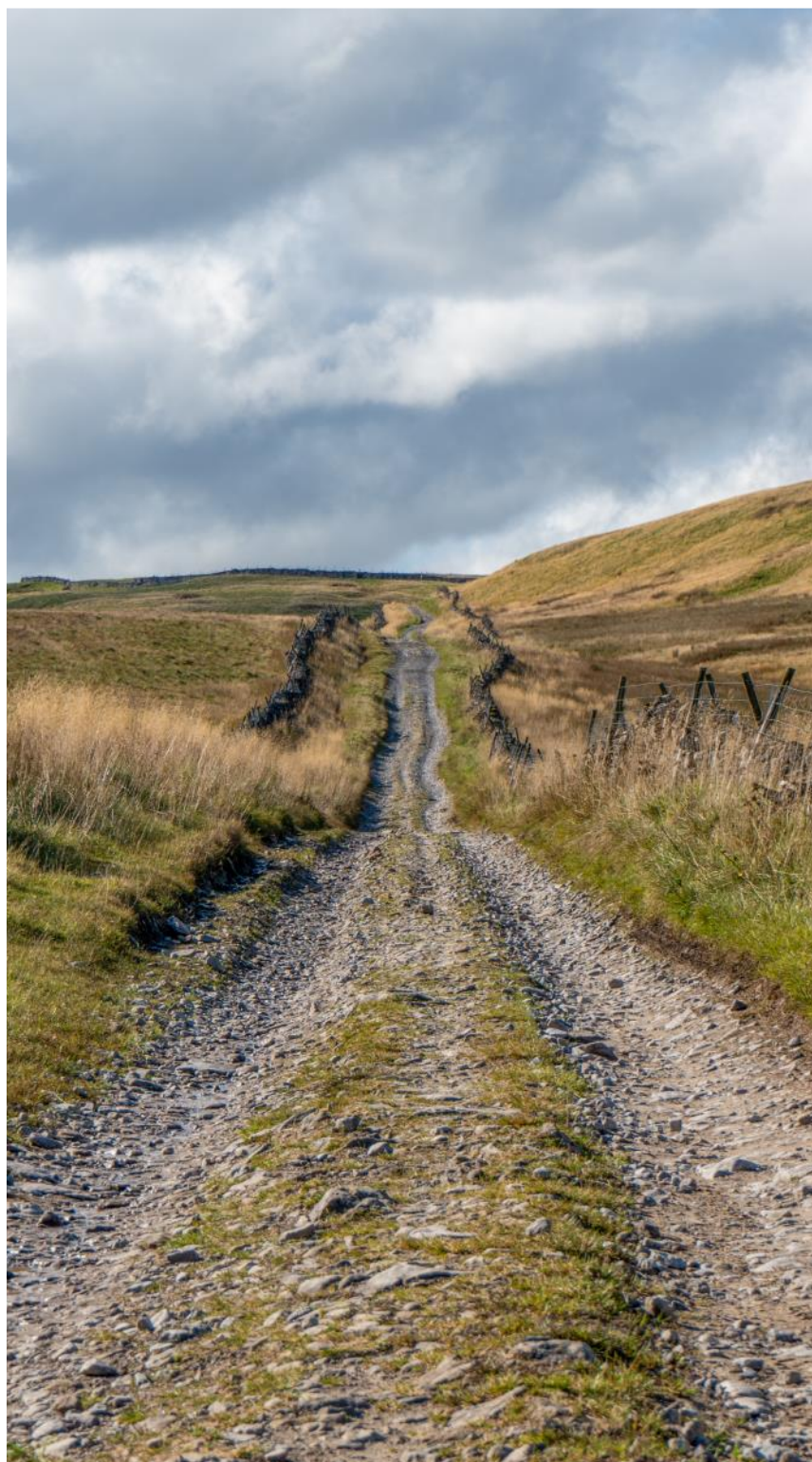
### Cumbria

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
**01539 751 993**  
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### Ribble Valley

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Armitstead  
Barnett



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract