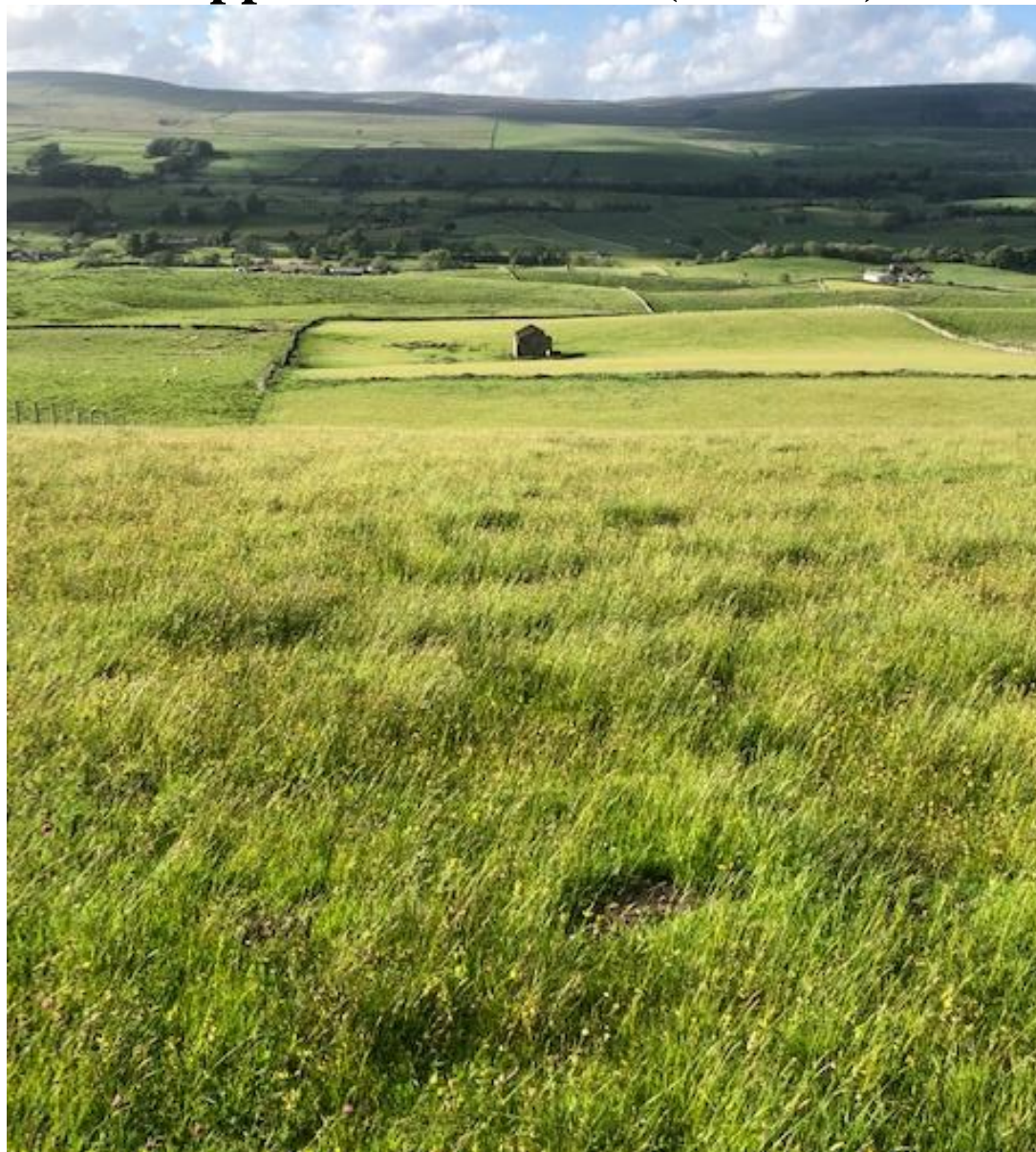


LAND AT BURTERSETT, HAWES
Approx. 32.14 acres (13.01ha)



FOR SALE BY PRIVATE TREATY
OIRO: £190,000

SOLE SELLING AGENTS - RICHARD TURNER & SON,
14 MOSS END, CROOKLANDS, LA7 7NU.

TEL – 015395 66800

EMAIL – kendal@rtturner.co.uk

FAX – 015395 66801

Through whom all offers and negotiations should be conducted

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54

MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:

Under 'The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017' (SI 2017/692), brought into effect in June 2017, we are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or to the auctioneer prior to commencement of the sale.

*The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc. already given in the instance of purchase by auction) and a search via Experian to verify information provided (**please note the Experian search will NOT involve a credit search.**)*

VIEWING:

Viewings to be at any daylight hour with a set of particulars to hand.

LOCATION:

The land is located on the Roman Road between Burtersett and Bainbridge, Hawes.

ACCESS

The land is accessed via the Roman Road from Cam High Lane, Bainbridge. If you are driving on the A684 from Burtersett to Bainbridge turn right immediately as you enter Bainbridge and then take your second right onto Cam High Road. Follow Cam High Road out of Bainbridge and bear right when you come to the Roman Road after approximately 0.5 miles. The land will be on your right hand side after another 0.5 miles down the Roman Road. (see location and sales plan)



ENTITLEMENTS:

Basic payment entitlements must be purchased alongside the land at a fixed price of £80 per hectare for SDA entitlements. There will be a total of 13.01ha of SDA entitlements to go with this land at a price of £1,040.80. The vendor has claimed the 2022 BPS payment and will retain it in full.

WATER & SERVICES:

The land benefits from a reliable natural water supply.

DESCRIPTION:

The 32 acres of land for sale comprises approximately 14.4 acres of meadowland and 17.74 acres of pastureland. The land is productive and rich in wildflowers making it potentially very suitable for environmental stewardship applications.

The land is well suited to grazing use but also has great potential for environmental stewardship agreements and possible forestry and woodland projects.

The land is **not** subject to any existing countryside or environmental stewardship agreements.

Schedule

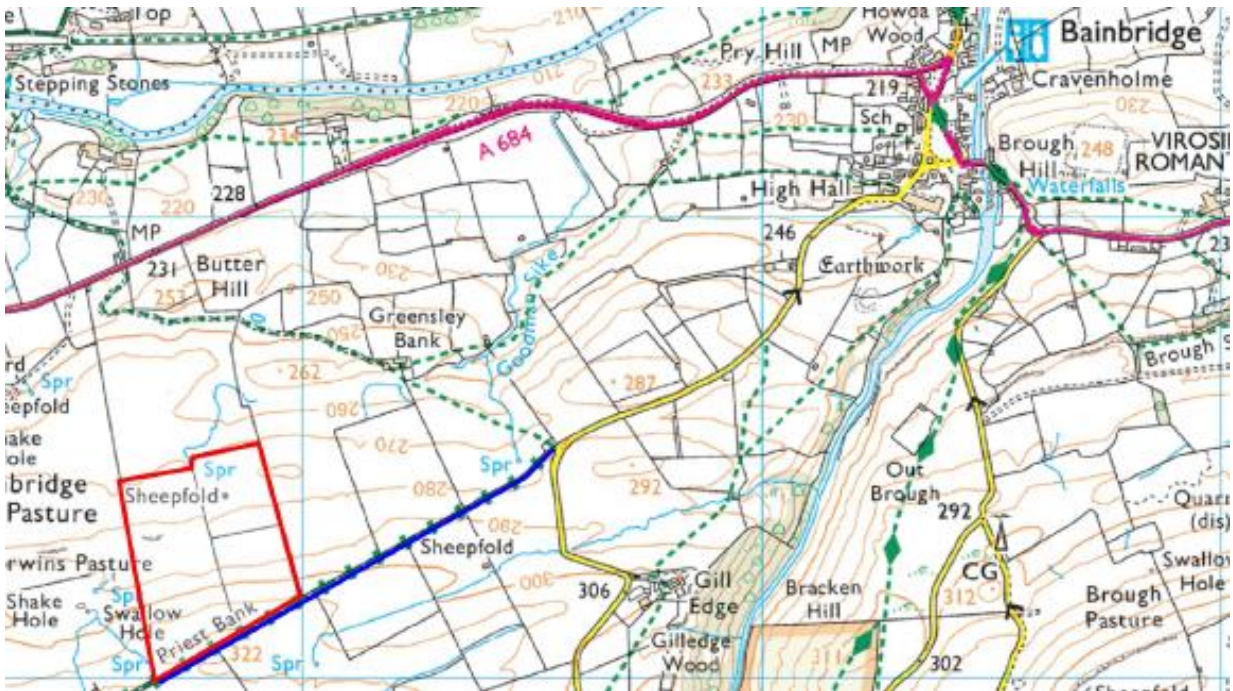
<u>Description</u>	<u>Parcel Number</u>	<u>Area (Ha)</u>	<u>BPS Eligible Area (Ha)</u>	<u>Area (Acres)</u>
Meadowland (SDA)	SD9189 8540	2.84	2.8402	7.02
Meadowland (SDA)	SD9189 8922	2.99	2.9880	7.39
Pasture (SDA)	SD9189 7223	7.18	7.1847	17.73
Total		13.01	13.0129	32.14



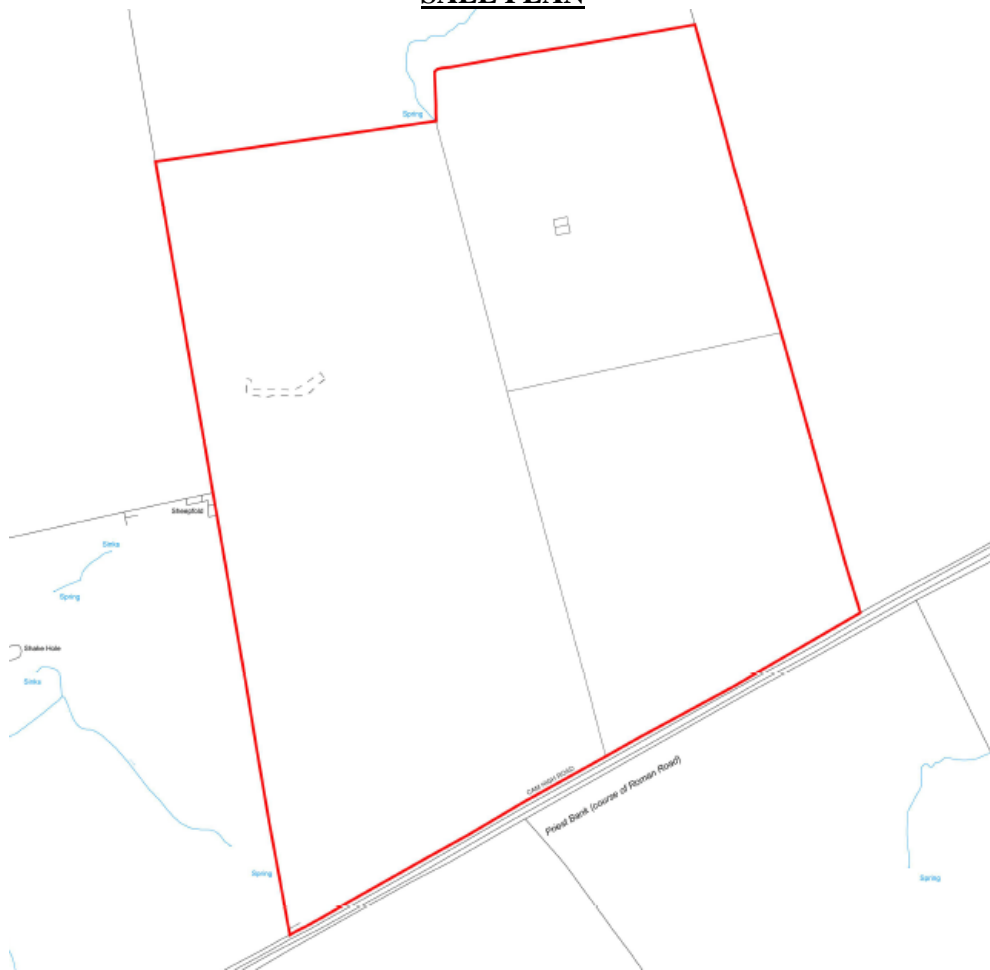
TENURE AND POSSESSION:

The property is freehold and vacant possession will be available on completion of sale.

LOCATION PLAN: (Land edged red, access via Roman Road blue)



SALE PLAN



GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

Richmondshire District Council – Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX

Northern Power Grid - Falcon Court, Stockton on Tees, TS18 3TU - 0800 375 675

Yorkshire Water - Western House, Halifax Road, Bradford, BD6 2SZ - 0345 124 2424

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey/Rural Land Registry maps as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION: The land and property is freehold and vacant possession will be given on completion.

SPORTING AND MINERAL RIGHTS: The mineral rights and sporting rights are included in the sale in so far as they are owned.

TIMBER AND WOOD: All growing timber and fallen timber are included in the sale.

FIXTURES AND FITTINGS: All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the installation and or continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties