



Guide Price £150,000

- 10.40 acres (4.21 ha) of amenity grazing land
- Natural stream water supply from the picturesque Carr Beck
- Roadside access from Hag Farm Road
- For sale by private treaty

Land At Hag Farm Road, Burley In Wharfedale, Ilkley, LS29 7AB

An exceptional opportunity to purchase a block of productive pasture on the outskirts of the popular town of Burley in Wharfedale

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General remarks

LOCATION

The land is situated near to the town of Burley in Wharfedale.

DESCRIPTION

The land comprises two fields of reasonably level pasture which is intersected by Carr Beck and extends in total to approximately 10.4 acres (4.21 ha). It is shown edged red on the sales plan.

It is enclosed by a mixture of hedges, fences and Coldstone Beck on the northern boundary. It would be suitable for grazing of

agricultural livestock or horses, subject to an unfenced section of the boundary as shown between points A and B on the sales plan. It will be the responsibility of the buyer to erect a suitable stock proof fence.

There is a public footpath with runs along the southern boundary and the eastern boundary by the railway track.

ACCESS

The access is located on the north-west boundary which leads directly onto Hag Farm Road.

TENURE AND POSSESSION

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

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

SPORTING RIGHTS

The Sporting Rights are understood to be included in the Freehold and will be included in the sale.

MINERAL RIGHTS

The Mineral Rights are understood to be included in the Freehold and will be included in the sale.

ENVIRONMENTAL SCHEMES

None of the land has been entered into any Environmental Schemes by the Sellers.

Services

It is understood that the land is not connected to any services but it does benefit from a natural water supply.

Local Authority

City of Bradford Metropolitan District Council

Development Clawback

The sale will be subject to a development clawback in favour of the sellers to provide that if any part of the land benefits from the grant of planning consent for a use other than agricultural or equestrian purposes during the period of 30 years from the date of sale, the sellers will be entitled to clawback 50% of any uplift in value arising from the grant of planning consent with payment becoming due on the earlier of the sale of the land with the benefit of planning consent or commencement of the development.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Plans and Areas

The attached plan and specified areas are based on the Ordnance Survey and are included for reference only. They have been checked by the Seller's Agents and the Purchasers will be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. All boundaries, dimensions and areas are subject to verification from the Title Deeds.

Agent's Notes

The land will be sold subject to all rights of way, water, sewerage, support, wayleave or other easements and to all charges connected with or chargeable on it whether mentioned in these particulars or not.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract for which a charge of £34.20 inclusive of VAT will be made per buyer using the online platform SmartSearch. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Viewing

The land can be viewed at any reasonable time during daylight hours, at the potential purchaser's own risk, when in possession of a set of these particulars. Interested parties are requested to ensure that the access gate is kept closed at all times as there may be livestock on the land. Viewing must be pedestrian access only and no vehicular access will be permitted.

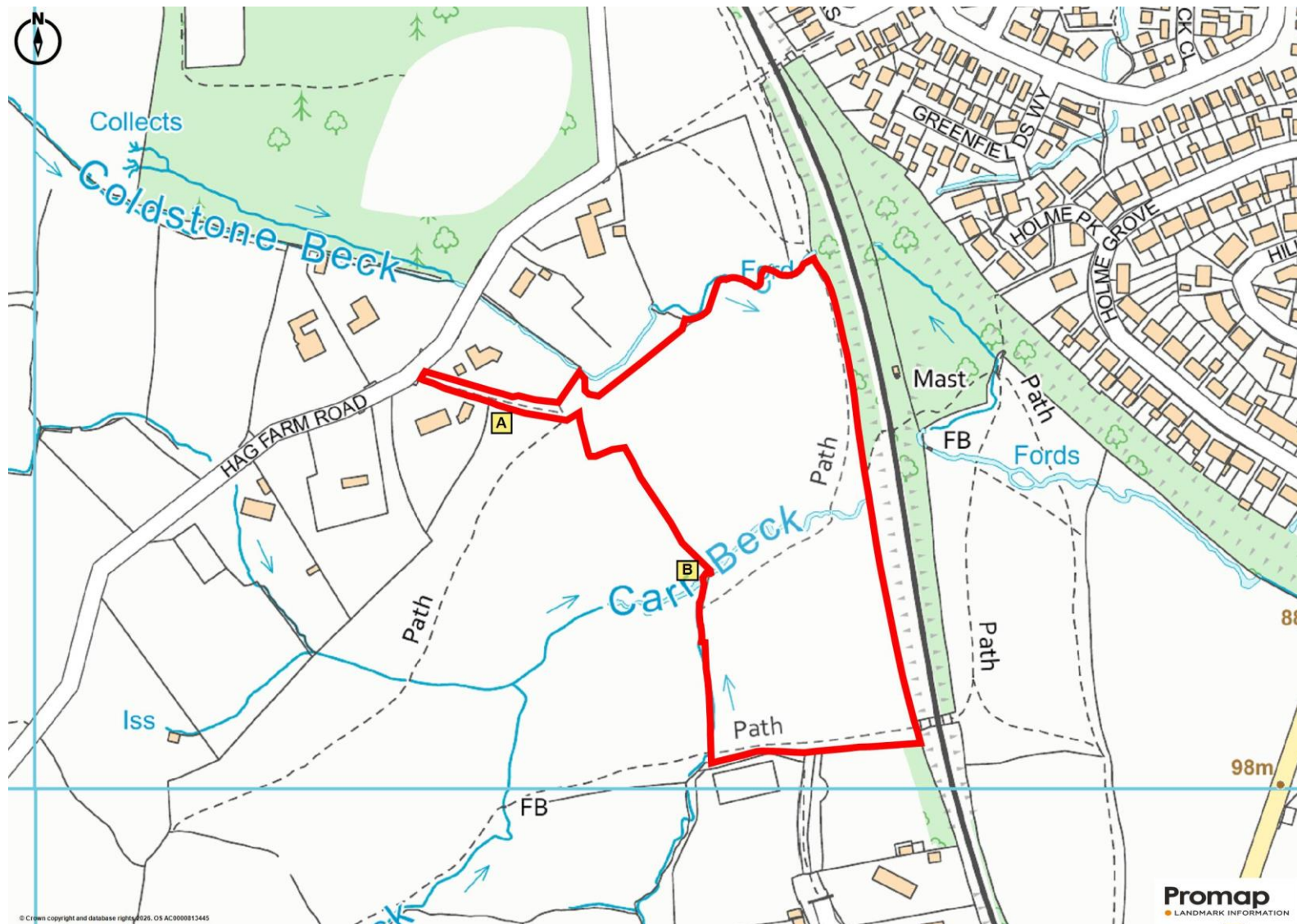
Enquiries

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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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