



*Land at Malham*

| SKIPTON, NORTH YORKSHIRE

| **Carter Jonas**

# LAND AT MALHAM SKIPTON NORTH YORKSHIRE BD23 4DB

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## **Productive meadow and pasture land.**

A rare opportunity to acquire 125.35 acres (50.73 hectares) of productive meadow and pasture land situated within the Yorkshire Dales National Park.

The property is offered for sale by private treaty as a whole or in up to 4 lots.



**Carter Jonas**



## LOCATION

The land at Malham comprises two blocks of agricultural land situated to the south-east and north-west of the popular village and tourist destination of Malham. The market towns of Skipton and Settle are situated approximately 11 miles to the south-east and 6 miles to the west respectively.

## LAND

**Lot 1** - Ring-fenced parcel of productive meadow land extending in all to approximately 9.30 acres (3.76 hectares).

The land is classified as being Grade 4 under the former MAFF Land Classification Series with the underlying soil being part of the Waltham series which is classed as a well-drained fine loamy soil summarised as being suitable for grassland with stock rearing.

The land has a gently sloping southerly aspect rising from 200 metres above sea level to approximately 225 metres above sea level.

Access is taken directly from Gordale Lane which forms the northern boundary.

**Lot 2** - Excellent opportunity to acquire a ring-fenced block of productive grassland together with traditional field barn and useful hardstanding extending in all to approximately 36.62 acres (14.82 hectares).

The land comprises approximately 27.57 acres (11.16 hectares) of productive meadow land, 7.46 acres (3.02 hectares) of pasture land and 1.59 acres (0.66 hectares) of tracks and hardstanding.

The property benefits from Mires Barn which comprises a traditional field barn of stone construction.

The land is classified as being Grade 4 under the former MAFF Land Classification Series with the underlying soil being part of the Waltham and Forest series which are classed as a well-drained fine loamy soil and

slowly permeable fine silty and loamy soils respectively both are summarised as being suitable for stock rearing.

The land has a gently sloping southerly aspect rising from 190 metres above sea level to approximately 230 metres above sea level.

Access is taken directly from Gordale Lane which forms the northern boundary.

**Lot 3** - A parcel of ring-fenced pasture land extending in all to approximately 51.37 acres (20.79 hectares).

The land is classified as being Grade 4 under the former MAFF Land Classification Series with the underlying soil being part of the Wilcocks 1 series which is classed as a slowly permeable fine loamy soil summarised as being suitable for moderate grazing or woodland.

The land has a northerly aspect and is undulating in nature rising from 190 metres above sea level on the northern boundary to approximately 265 metres above sea level on the southern boundary.

Access is taken directly from Windy Pike Lane

**Lot 4** - Attractive block of limestone pasture extending to approximately 28.06 acres (11.36 hectares) with road frontage. Whilst the majority of the land comprises limestone pasture, there is a parcel of meadow land extending to approximately 2.22 acres.

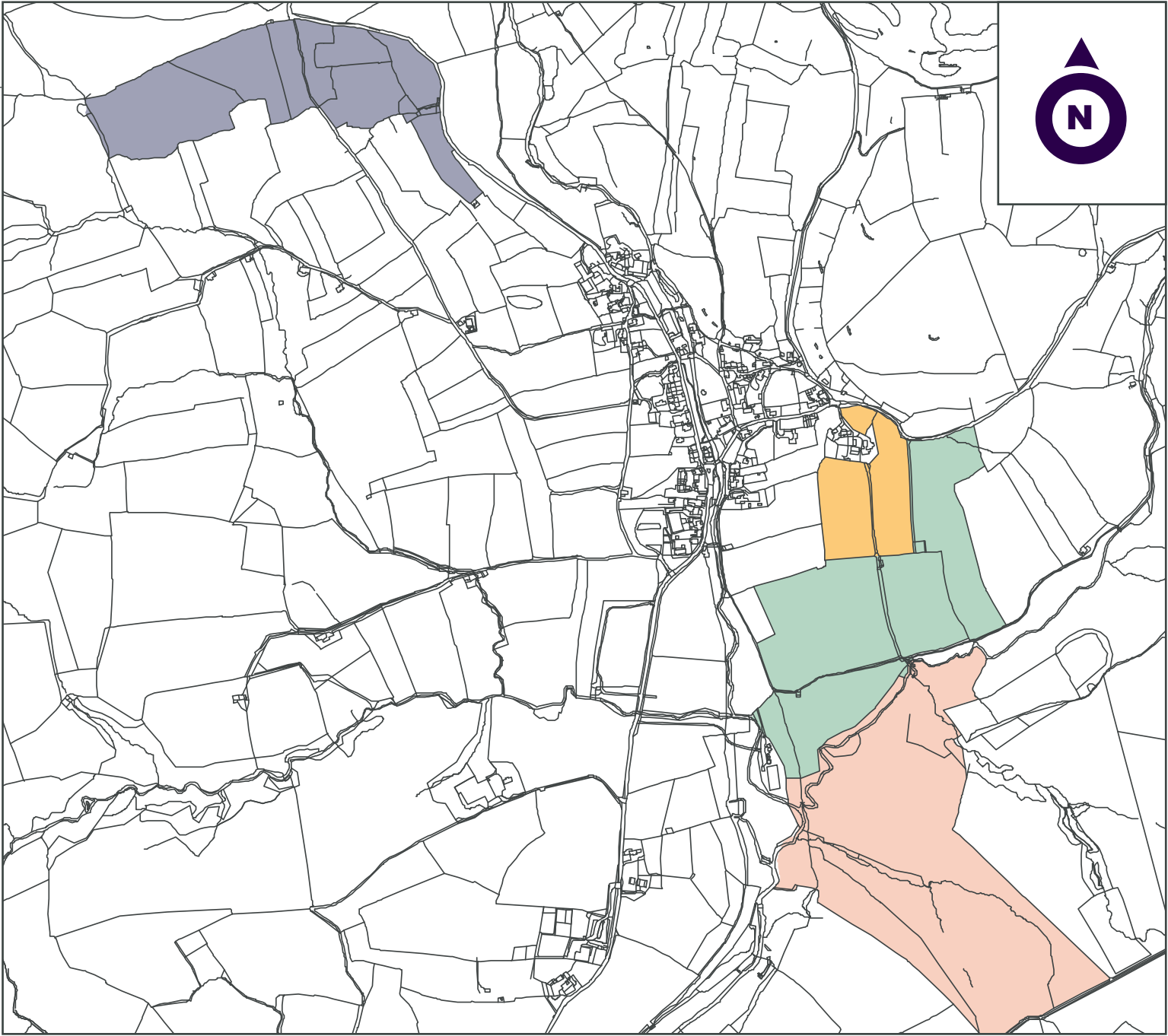
The land is classified as being Grade 4 under the former MAFF Land Classification Series with the underlying soil being part of the Malham 1 series which is classed as a well-drained silty soil summarised as being suitable for stock rearing.

The land has a southerly aspect rising from 245 metres above sea level to approximately 335 metres above sea level.

Access is taken directly from Cove Road.

# LAND PLAN

- LOT 1 - 9.30 ACRES (3.76 HA)
- LOT 2 - 36.62 ACRES (14.82 HA)
- LOT 3 - 51.37 ACRES (20.79 HA)
- LOT 4 - 28.06 ACRES (11.36 HA)





### METHOD OF SALE

The property is offered for sale as a whole or in up to 4 lots by private treaty.

If you have downloaded the particulars, please register your interest with the Harrogate office so you can be kept fully informed as to how we propose to conclude the sale.

### TENURE & POSSESSION

The property is offered for sale freehold with vacant possession.

### BASIC PAYMENT SCHEME

The land has been registered for the Basic Payment Scheme (BPS). The appropriate Basic Payment Scheme Entitlements are included in the sale. The Vendors will use their reasonable endeavours to transfer the appropriate BPS entitlements to the Purchaser(s) upon completion in accordance with the scheme rules.

The Vendors have submitted a Basic Payment Scheme claim for the 2021 scheme year and the 2021 payment will be retained.

### ENVIRONMENTAL SCHEMES

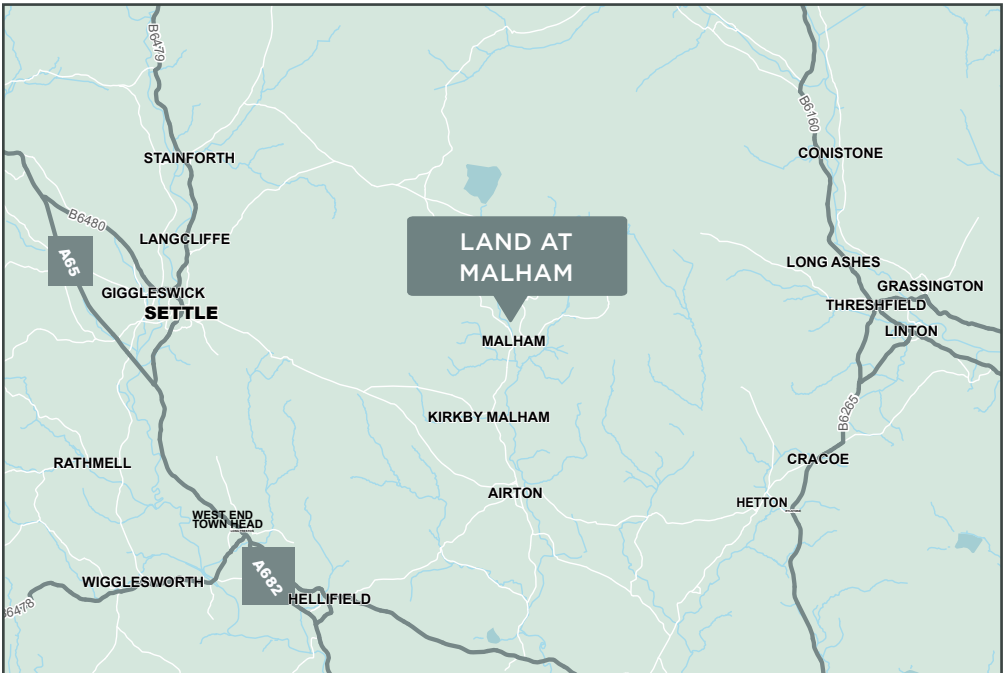
The property is included within a Countryside Stewardship Agreement (Mid-Tier) (Ref: 828172) which terminates on 31/12/2024.

The options include Low Input Grassland (GS5), Haymaking Supplement (GS15), Cattle Grazing Supplement (SP6) and Management of Rough Grazing (UP2).

The Purchaser will be obliged to take over the Stewardship Agreement on completion.

### DESIGNATIONS

Part of Lot 4 is designated as a Scheduled Ancient Monument and is understood to comprise a series of medieval settlements and lynchets.



## SERVICES

The land is served by a combination of spring fed water supplies and natural sources.

## WAYLEAVES EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Lot 2 is transected by a public footpath east to west and the Pennine Way north to south.

Lot 3 is transected by the Pennine Way.

Lot 4 is transected by a public bridleway which follows Long Lane and connects with the public highway.

## VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

## HEALTH & SAFETY

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

## SPORTING TIMBER & MINERAL RIGHTS

The sporting rights over Lots 1, 2 and 3 are understood to be reserved by a third party.

The mineral rights are included in the sale in so far as they are owned.

## LOCAL AUTHORITIES

Yorkshire Dales National Park Authority  
[www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

## VIEWINGS

Parties are permitted to view the land on foot and during reasonable daylight hours whilst in possession of these particulars. Please inform Carter Jonas that you intend to view the land - 01423 707801.

## DIRECTIONS

From Skipton proceed west on Gargrave Road following signs for Kendal (A65). Once on the A65 continue 2.75 miles before turning right on Eshton Road, continue 5.3 miles to the village of Kirkby Malham.

For lot 3 turn right on Windy Pike Lane (via Green Gate), the property is on your left after 0.5 miles.

For lots 1, 2 & 4 continue on Main Street before proceeding on Kirkby Brow for 1.3 miles, once in the centre of Malham, lots 1 & 2 are 0.2 miles east on Gordale Lane (via Finkle Street). Lot 4 is 0.5 miles north on Cove Road.

### Virtual Tour:

<https://vimeo.com/604691491>



- Lot 1 ///slice.flush.airstrip
- Lot 2 ///finely.taskbar.coaster
- Lot 3 ///title.reverted.exhales
- Lot 4 ///basically.gravel.purified



## HARROGATE

01423 707801 | [sam.johnson@carterjonas.co.uk](mailto:sam.johnson@carterjonas.co.uk)

01423 707835 | [thomas.hind@carterjonas.co.uk](mailto:thomas.hind@carterjonas.co.uk)

## LONDON

020 7518 3264 | [mayfair@carterjonas.co.uk](mailto:mayfair@carterjonas.co.uk)

18 Davies Street, Mayfair, London, W1K 3DS

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.



[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK

# Carter Jonas

**LAND AT MALHAM, SKIPTON, NORTH YORKSHIRE, BD23 4DB**

For Sale by Informal Tender

**TENDER FORM AND CONDITIONS OF SALE**

Offers should be submitted to the Selling Agent (Sam Johnson / Tom Hind) no later than  
**12:00 NOON on FRIDAY 29<sup>th</sup> OCTOBER 2021**  
by email or post.

It is recommended that you contact the receiving office to ensure that your offer has been received prior to the closing date and time.

**Your attention is drawn to the following Conditions of Sale:**

- 1) All offers will be based on the Particulars of Sale (or as may be varied by any further information which may be notified) and will be subject to contract.
- 2) All offers are to be expressed as a specific sum and as an uneven figure in order to avoid identical bids and shall be stated in Pounds Sterling.
- 3) A contact name and telephone number should be provided for a financial reference to accompany your offer and state whether it is Cash, Subject to Finance or subject to the sale of another property.
- 4) The name and address of your solicitors who will deal with the contract should be supplied and the successful Offeror will be expected to exchange contracts and pay a 10% deposit within 28 days of acceptance, with a completion date to be mutually agreed thereafter.
- 5) Offers will be reported to the Vendors immediately and we endeavour to respond to you as soon as possible confirming our client's decision.
- 6) The Vendors do not undertake to accept the highest or indeed any offer.
- 7) Offers made by email should be submitted under the subject heading "**LAND AT MALHAM, SKIPTON**".
- 8) Offers made by post should be submitted in a sealed envelope with "**LAND AT MALHAM, SKIPTON**" written in the top left-hand corner. If you wish to contact the office to confirm receipt, please include a reference on the rear of the envelope.

**Offers should be completed and submitted on the form attached overleaf.**

Subject to Contract

TENDER FORM

To be returned to Selling Agent's Harrogate Office  
by **12:00 NOON on FRIDAY 29<sup>th</sup> OCTOBER 2021**

Carter Jonas LLP  
Regent House, 13-15 Albert Street  
Harrogate  
North Yorkshire  
HG1 1JX

sam.johnson@carterjonas.co.uk  
thomas.hind@carterjonas.co.uk

Tel: 01423 523 423

Name .....

Address .....

.....

Telephone .....

Offer

OFFER	DESCRIPTION	GUIDE	OFFER
Lot 1	Meadow land extending to approx. 9.30 Ac (3.76 Ha)	£85,000	.....
Lot 2	Ring fenced block of predominantly meadow land extending to approx. 36.62 Ac (14.82 Ha)	£315,000	.....
Lot 3	Productive parcel of pasture land extending to approx. 51.37 Ac (20.79 Ha)	£200,000	.....
Lot 4	Productive parcel of limestone pasture extending to approx. 28.06 Ac (11.36 Ha)	£115,000	.....

My / Our offer is:  
(delete as applicable)

a Cash purchase

Subject to Finance

Subject to the sale of other property

If the offer is subject to any conditions (e.g. survey, planning or timescale) please give full details.

.....

.....

**Financial Reference:**

Name .....

Address .....

.....

Telephone .....

**Solicitor**

Name .....

Address .....

.....

Telephone .....

*Please state if the offer is subject to the sale of a property or land giving outline details such as value, anticipated timescales and any other relevant details on a covering letter.*

Signed ..... Dated .....

Print name .....

**TO BE RETURNED TO CARTER JONAS  
ON OR BEFORE 12:00 NOON ON FRIDAY 29<sup>th</sup> OCTOBER 2021**

**Carter Jonas**

REGENT HOUSE  
13-15 ALBERT STREET,  
HARROGATE,  
HG1 1JX

Sam Johnson  
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