



# Land at Kettlewell



## Land at Kettlewell

Nr. Skipton, North Yorkshire, BD23 5RL

**Guide Price: £700,000 for the whole**

### GENERAL DESCRIPTION

Offered for sale as a whole or in lots, this is an excellent opportunity to purchase a substantial block of former meadows, pasture, and rough grazing boasting fabulous views across Kettlewell village and Upper Wharfedale.

Having been farmed as a whole, the land extends to approximately 181.17 hectares (447.66 acres) together with 80 Sheep Gaits on Great Whernside, Kettlewell. Enclosed by impressive stone walls, and serviced by a number of natural springs, the land has significant agricultural potential and has been subject to conservation grazing through Agri-Environment Schemes over the last 30 years.

Hag Dyke, Hay Tongue Farm, and East Scale Lodge are three high outlying former farms above Kettlewell on the foot slopes of Great Whernside. East Scale Lodge is no longer occupied and the land is managed by a third party. Hay Tongue Farm is now a private residence sat within approximately 5 acres. Hag Dyke is a Youth Hostel operated by Ben Rhydding Scout and Guide Group set in approximately 3 acres. This spectacular block of land is an amalgamation of land once belonging to Hag Dyke and Hay Tongue.

These farms all enjoyed shared grazing on the adjoining Whernside Pasture. The farms had a mix of meadows, some with field barns, in-bye pasture, and rough grazing. The 1947 winter badly affected these farms and latterly the land has been farmed as satellite blocks for other established farm holdings with all the land grazed rather than cut for hay. A number of the internal boundaries remain intact and the meadows still support vegetation which reflects the historic use.

Scabbate Gate is a metalled track which provides access into the heart of the land for a 4x4 and trailer, or tractor and stock box meaning that the land can easily be farmed as a satellite.

There is significant potential for further enhancement of the rich environmental credentials of this land. In addition to the potential revenue through Agri-Environment Schemes, the land also has a wealth of Natural Capital.

### STEWARDSHIP

The land is currently subject to a Higher Level Environmental Stewardship Agreement which generates an income of circa £23,717.66 per annum. This can be transferred to the purchaser. The agreement is due to expire on the 30/01/2028. Further details can be made available upon request.



## Lot 1 — 111.83 Hectares (276.33 acres) or thereabouts

Guide Price: £525,000

An attractive block of former meadows, pasture, and rough grazing split into six stockproof grazing compartments. Within the former meadows there are two traditional stone barns, one of which has sheep handling facilities, and provides useful storage. The land is serviced by natural spring water supply and Cam Gill Beck. Parts of the land are within the Upper Wharfedale SSSI and Dow Cave SSSI. Parts of the land are designated as Open Access land under the Countryside and Rights of Way Act 2000.

## Lot 2 — 69.34 Hectares (171.33 acres) or thereabouts

Guide Price: £170,000

A second characterful block of former meadows, pasture, and rough grazing including one traditional stone barn. At the head of Dowber Gill stands 'Cow Pasture Wood' (6207) which is an area of natural woodland. The land is serviced by spring water supply and Dowber Gill Beck. Parts of the land are within the Upper Wharfedale SSSI and Dow Cave SSSI. Parts of the land are designated as Open Access land under the Countryside and Rights of Way Act 2000.

## Lot 3 — 80 Sheep Gaits on Great Whernside

Guide Price: £25,000

A rare opportunity to acquire 80 sheep gaits on Great Whernside, Kettlewell. Great Whernside extends to 443.75 hectares (1,096.5 acres) and comprises moorland grazing above Kettlewell in Upper Wharfedale, and is shown hatched red on the plan.

There is a substantial set of sheep handling pens serving Great Whernside which are situated next to Hag Dyke. These are maintained by the Gait Holders with costs apportioned according to the number of rights held.

Great Whernside is designated as Open Access land under the Countryside and Rights of Way Act 2000. There is a public bridleway from Kettlewell village to the sheep pens at Hag Dyke as shown coloured green on the attached plan.

We understand Great Whernside is free of any Agri-Environment Scheme.

Sheet ID	Parcel ID	Hectares	Acres
<b>LOT 1:</b>			
SD9773	7305	1.29	3.20
SD9773	7415	0.80	1.98
SD9773	9024	5.80	14.34
SD9773	8626	0.42	1.04
SD9773	9925	1.61	3.98
SD9873	1230	5.77	14.25
SD9873	2831	2.06	5.10
SD9873	4147	8.93	22.07
SD9873	1851	0.05	0.12
SD9873	2351	1.37	3.39
SD9873	1247	0.46	1.14
SD9873	1057	2.20	5.42
SD9873	9283	24.06	59.46
SD9773	9854	4.19	10.35
SD9773	7765	5.61	13.86
SD9773	6470	0.26	0.64
SD9773	6466	0.05	0.11
SD9773	6673	0.05	0.12
SD9773	9477	2.91	7.19
SD9873	0978	1.92	4.74
SD9873	3878	4.88	12.06
SD9873	6372	4.57	11.30
SD9873	6285	2.47	6.10
SD9873	3793	2.18	5.38
SD9873	3485	2.38	5.88
SD9873	2094	2.26	5.60
SD9773	9990	1.97	4.86
SD9874	6601	5.14	12.71
SD9873	6534	9.03	22.31
SD9873	7544	2.66	6.57
SD9873	8422	4.22	10.43
SD9873	8012	0.26	0.64
<b>Total:</b>		<b>111.83</b>	<b>276.33</b>

Sheet ID	Parcel ID	Hectares	Acres
<b>LOT 2:</b>			
SD9772	9376	5.93	14.65
SD9772	7881	2.93	7.24
SD9772	6068	1.32	3.25
SD9873	1604	10.58	26.14
SD9873	3016	1.48	3.66
SD9873	4219	1.60	3.94
SD9873	6207	4.56	11.26
SD9873	3901	0.59	1.45
SD9872	6078	23.95	59.18
SD9972	0170	16.41	40.54
SD9772	6063	0.01	0.03
<b>Total:</b>		<b>69.34</b>	<b>171.33</b>



## TENURE & OCCUPATION

We understand that the land is held freehold, with exception of SD9972 0170 on the enclosed plan (Pt. Lot 2) which is Leasehold. This parcel is subject to a 10,000 year lease from 1700 AD with an annual rent understood to be £20, however, this has not been claimed during the current tenure. Vacant possession is available on completion.

Great Whernside is not a common, but an area of shared grazing. The land is occupied by the sheep gait owners, some of whom are active graziers and some of whom are inactive.

## BOUNDARIES

Where known the repairing liabilities for external boundaries are shown by inward 'T' marks. We understand that the vendor has undertaken extensive re-walling and the boundaries are in a good state of repair.

## ACCESS, WAYLEAVES, EASEMENTS & RIGHTS

The land is sold subject to any and all pre-existing rights and restrictions, whether public or private.

Vehicular access to Lot 1 is via Scabbate Gate, a stone track which extends into the land (marked brown).

Vehicular access to Lot 2 is taken directly from Scabbate Gate by bearing right before the bridge at the confluence of Cam Gill Beck and Dowber Gill Beck (See red dot on the plan). A bridleway also gives access to the highest point of Lot 2 (0170).

We understand the owners of Hay Tongue Farmhouse have a right of access along the track marked purple on the plan, and have a right to water from a spring on Lot 1 and associated vehicular access to spring.

The holders of the sheep gaits on Great Whernside have a right of way across the track marked green on the plan to Hag Dyke and also from Hag Dyke descending down to Dowber Gill Beck.

The users of Hag Dyke have a right of access across the same track marked green on the plan and also from Hag Dyke descending down to Dowber Gill Beck.

We understand there is a wayleave agreement over Lot 1 for overhead electricity cables and a wayleave agreement for underground telecommunications cables over both Lot 1 and 2.

There are footpath and bridleway routes across Lot 1 and 2 and some of the land is designated as Open Access under the Countryside and Rights of Way Act 2000. Interested parties should familiarise themselves with the location of the public rights of way and open access land.

We understand that a third party has made a claim for an unsubstantiated right of way over part of the property which the vendor contests. Further detail available on request.



## SHOOTING RIGHTS

We understand that the shooting rights over Lot 1 and 2 are held with the freehold and included within the sale. We understand that it is custom that the holder of sheep gaits is entitled to shoot over Great Whernside with one gun. There is no organised shoot, and no individual gait holder has exclusive access at any one time meaning that formation of an organised shoot would require the cooperation of all gait holders.

## SERVICES

We understand that there are no mains services over the land other than the electric mentioned above. Water is supplied by natural springs across both Lot 1 and 2 and from Cam Gill Beck and Dowber Gill Beck.

## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

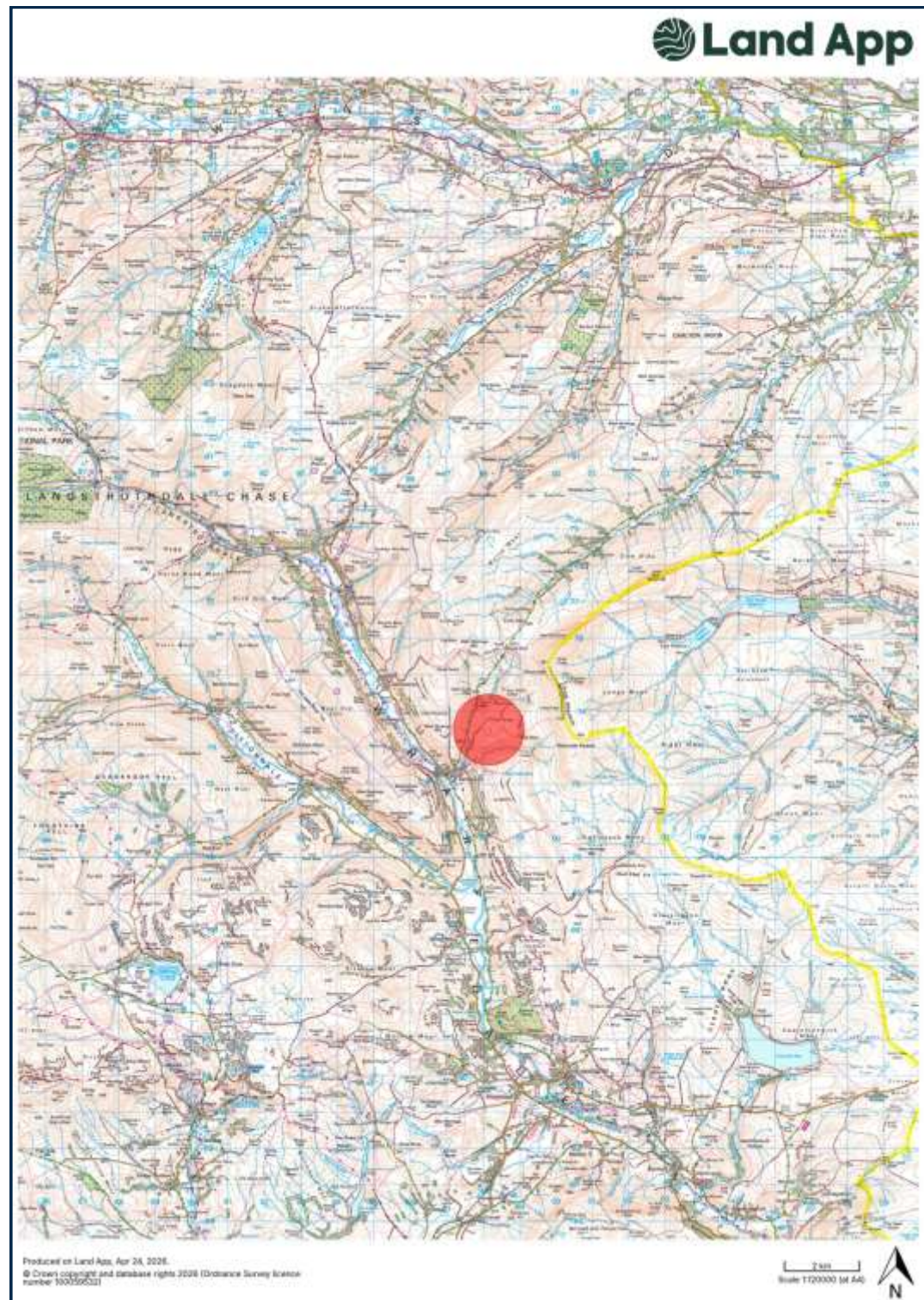
## WHAT3WORDS

///hospitals.cliff.casually

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Owain Turvill:

tel: 01756 692900 email: [owain.turvill@wbwsurveyors.co.uk](mailto:owain.turvill@wbwsurveyors.co.uk)







# Land at Kettlewell

**A substantial block of former meadows, pasture, and rough grazing and 80 Sheep Gaits on Great Whernside.**

**Available as a whole or in three lots.**



**Skipton Auction Mart**

**Gargrave Road**

**Skipton**

**North Yorkshire**

**BD23 1UD**

**Tel: 01756 692 900**

**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

**Details Prepared: May 2026**

**Details Updated: 27 May 2026**