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DAVID HILL



19.02 Hectares (47 Acres) Hebden Road Grassington BD23 5DA

FOR SALE AS A WHOLE OR IN TWO LOTS

An exciting opportunity to acquire a productive block of meadow and pasture land together with a small plantation of trees and an area of unmanaged steep banking with frontage to the River Wharfe.

Convenient position to the south east of the picturesque village of Grassington within the Yorkshire Dales National Park.

Guide Price for the whole £375,000

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• Grassington 1 mile • Skipton 10 miles • Pateley Bridge 9 miles • Colne 21 miles • Bingley 23 miles •

BEST AND FINAL OFFERS BY THURSDAY 25TH AUGUST 2022 AT 12 NOON.

Location

The land is conveniently located between the villages of Grassington and Hebden off the B6265 within the Yorkshire Dales National Park. The busy market town of Skipton is about 10 miles to the south.

Description

LOT 1 7.79 Hectares (19.25 Acres)

A very productive parcel of relatively level meadow with frontage and direct access to Hebden Road (B6265). The land is shown edged red on the sale plan and includes a small plantation of conifers.

Guide Price £200,000

Field No.	Description	Area (Ha)	Area (Ac)
4911	Meadow	3.86	9.54
Pt 6107	Meadow	1.77	4.38
5788	Meadow	1.79	4.42
5880	Plantation	<u>0.37</u>	<u>0.91</u>
TOTAL		7.79	19.25

LOT 2 11.23 Hectares (27.75 Acres)

A productive block of valuable grazing land together with an area of more unmanaged banking and woodland, all with frontage to the River Wharfe. The land is shown edged blue on the sale plan and is accessed via a right of way from Hebden Road (B6265) over a well maintained private track. The land is crossed by the busy 'Dales Way' public footpath.

Guide Price £175,000

Field No.	Description	Area (Ha)	Area (Ac)
Pt 9198	Pasture	8.34	20.61
3078	Banking	1.87	4.62
5471	Wood	<u>1.02</u>	<u>2.52</u>
TOTAL		11.23	27.75

Tenure

Freehold. The land is currently occupied on an annual grazing licence.

Viewing

The land can be viewed during daylight hours. Please take a set of sales particulars with you.

Wayleaves, Easements & Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

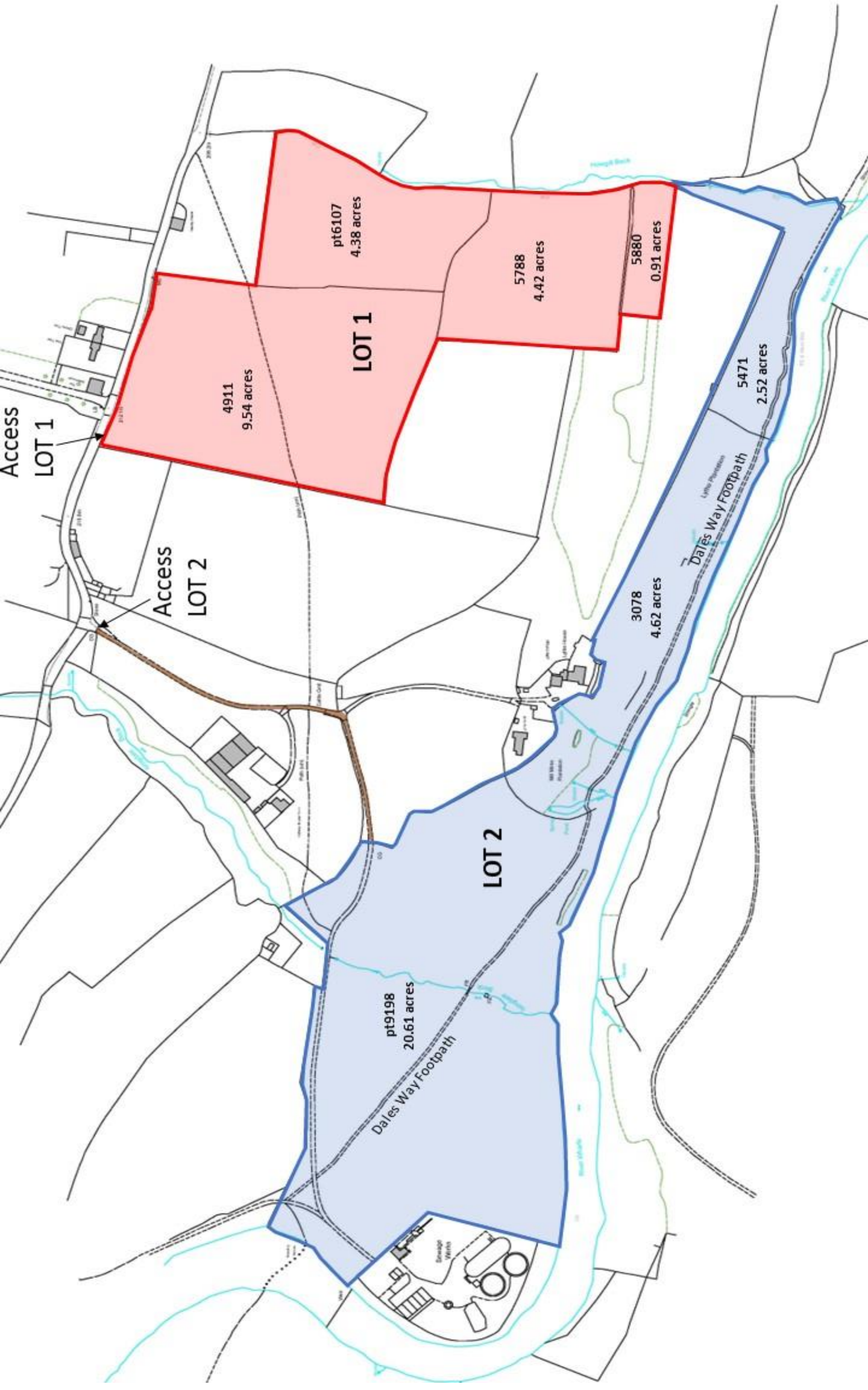
Basic Payment Scheme

The land is registered under the Basic Payment Scheme. The entitlements are not included in the sale, but are available to purchase separately.

Directions

From Skipton head north on Grassington Road (B6265) to Threshfield turning right onto Station Road (B6265). Continue to Grassington, round the right hand bend which becomes Hebden Road (B6265), and follow the road out of Grassington for about 1 mile. The access track to Lot 2 can be found on the right – follow the track down past the first left turning to the farmstead, taking the second left turning which leads down to the pasture. Lot 1 can be found a short distance further on Hebden Road. For sale signs have been erected.







The New Ship, Mill Bridge, Skipton, BD23 1NJ

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

