



## **2.833 Hectares (7.00 Acres) Gisburn Road Hellifield BD23 4HS**

An attractive sheltered block of productive pasture with frontage and direct access to Gisburn Road (A682), conveniently located on the western edge of Hellifield village.

The land will appeal to both commercial and hobby farmers as well as those with equestrian and conservation interests.

**Guide Price £75,000**



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• Long Preston 1.5 miles • Settle 5.5 miles • Skipton 10.5 miles • Gisburn 6.5 miles •

## Location

The land is situated between the A65 and the A682 just to the west of Hellifield village close to Gallaber Park Holiday Park. The busy market towns of Settle and Skipton lie 5.5 miles to the north and 10.5 miles to the south east respectively.

## Description

This sheltered and accessible parcel of land extends in total to approximately 2.833 hectares (7.00 acres) and comprises predominantly productive, relatively level pasture with a smaller area of rougher grazing.

The land has frontage to Gisburn Road (A682) along its south western boundary with direct access in the north west corner. There is a natural water course, Bend Gate Syke, running through part of the land with boundary structures where present being a combination of dry stone wall and mature hedges.

## General Notes

The purchasers of the land will be responsible for erecting a new stock proof boundary fence between points ZABC as shown on the sale plan – *there is currently no boundary fence present.* The minimum specification of the new fence will be timber post with sheep netting and two strands of barbed wire.

The owners of the adjoining land to the north east will erect and thereafter maintain a new stock proof fence between points XYZ as shown on the sale plan.

Boundary maintenance responsibilities where known are shown by ‘T’ marks in the usual way on the sale plan.

## 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

There are no BPS entitlements included in the sale.

## Tenure

Freehold.

## Viewing

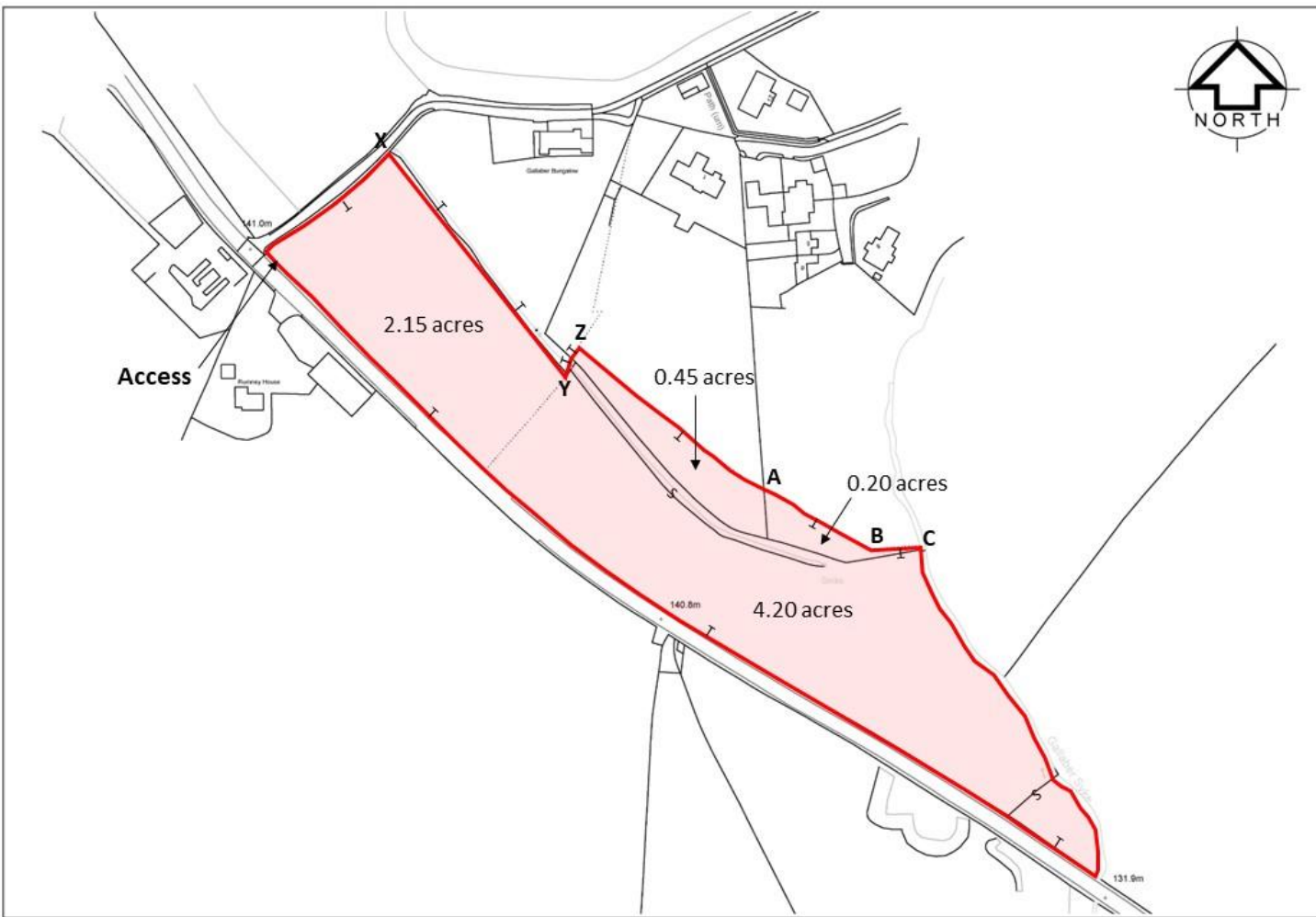
The land can be viewed during daylight hours. Please take a set of sales particulars with you. As the land is currently being grazed by sheep, we request that no dogs are taken onto the land.

## Directions

From Skipton head north west on the A65 passing through Gargrave and Coniston Cold to Hellifield. On reaching Hellifield turn left onto Gisburn Road and continue to the Junction with the A682. Turn right onto the A682 and continue for about 1km where the field access can be found on the right immediately before the entrance to the narrow lane with the ‘gated’ sign. A David Hill for sale sign has been erected.











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