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DAVID HILL



5.528 Hectares (13.66 Acres) Foulridge BB8 7PP

An interesting parcel of productive meadow and pasture conveniently located just beyond the canal wharf off Warehouse Lane on the northern edge of Foulridge village.

Guide Price £100,000

5.528 Hectares (13.66 Acres) Foulridge BB8 7PP

• Colne (M65) 2 miles • Barnoldswick 3.5 miles • Skipton 11 miles • Clitheroe 17 miles •

Location

The land is situated on the northern edge of Foulridge just beyond the canal wharf. Colne is just 2 miles to the south with Barnoldswick 3.5 miles to the north. The market town of Skipton is approximately 11 miles to the north east.

Description

The land extends in total to approximately 5.528 hectares (13.66 acres) of productive, relatively level, meadow and pasture with direct access from a private lane extending from the canal wharf and Warehouse Lane. The lane terminates at the United Utilities water treatment works around which the land extends.

The land is bordered by the banking to the Leeds Liverpool Canal along its western boundary and in part the water treatment works. A natural water course forms the eastern boundary to the land.

There is a public footpath that crosses the land adjacent to the canal bridge, leaving the land via a foot bridge over the water course.

Being so conveniently located and accessible, the land will be of interest to a wide market including neighbouring land owners, hobby farmers, dog walkers and those with equestrian interests.

Tenure

Freehold

Basic Payment Scheme

There are no BPS entitlements included in the sale.

Wayleaves, Easements and 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.

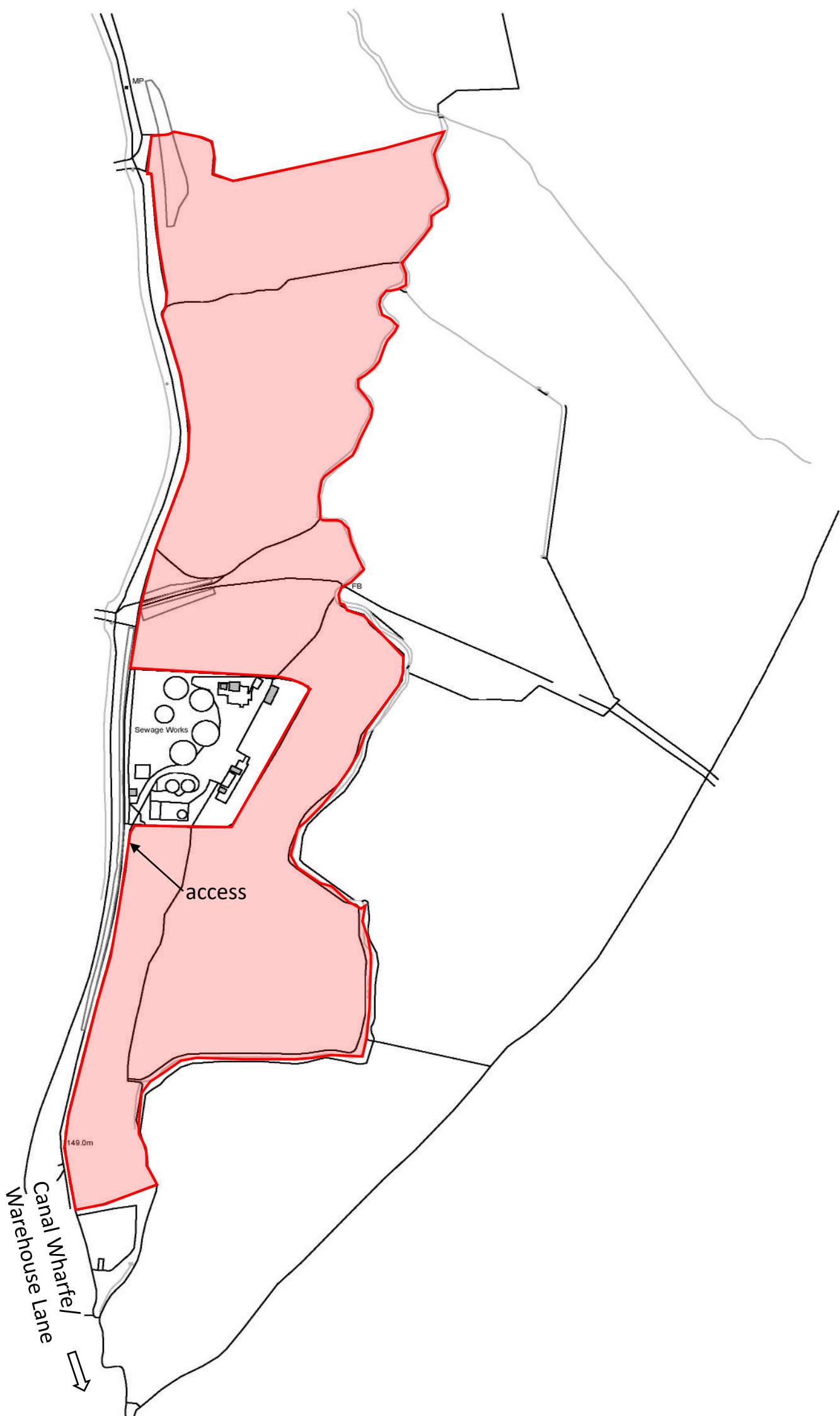
Viewing

The land can be viewed during daylight hours at your own convenience. Please take a set of sales particulars with you. Please do not block the lane. Leave vehicles at the canal wharf and walk to the land.

Directions

On entering the village of Foulridge from Skipton on the A56 turn right onto Causeway (B6251) signed ‘Canal Wharf’, ‘Foulridge Leisure Cruises’, ‘Industrial Units’, ‘Village Hall’. Continue on Causeway round the right hand corner turning right on the next left hand corner onto Warehouse Lane signed Canal Wharf by the finger post. Follow Warehouse Lane down to the canal wharf continuing to the rear of the buildings and the car park onto the private lane and continue for about 300 metres to the water treatment works where the entrance to the land is on the right. A for sale sign has been erected in the gateway.







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

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