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DAVID HILL



3.509 Hectares (8.67 Acres) Slipper Hill Foulridge BB8 7LY

A very pleasant and productive parcel of south facing pasture adjacent to Slipper Hill Reservoir with frontage and direct access to Slipper Hill.

Convenient rural position just 1 mile to the west of the village of Foulridge.

Guide Price £80,000

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• Foulridge 1 mile • Colne (M65) 2.5 miles • Skipton 12 miles • Clitheroe 15 miles •

Location

The land is situated in a rural position approximately 1 mile to the west of the village of Foulridge. The larger town of Colne with access to the M65 motorway lies about 2.5 miles to the south.

Description

This productive parcel of pasture enjoys a predominantly southerly aspect sloping down from Slipper Hill Reservoir on the north west boundary to the water course known as Wanless Water running within the land along the south eastern boundary.

Access is directly from the council highway ‘Slipper Hill’, with a gateway at the southern most point.

Historically the land has been divided into three enclosures. However, the internal boundary walls have been removed in part with remaining sections in poor repair, resulting in land now being farmed as a single parcel.

A public footpath enters the land via a stile adjacent to the access gate on Slipper Hill and heads in a northerly direction towards Slipper Hill Reservoir leaving the land via another stile in the boundary fence.

The land offers a diverse range of habitats from gently sloping productive grazing to wetter marginal land adjacent to natural water course of Wanless Water, including a small stand of unmanaged mature trees. Its convenient location and good roadside access will appeal to a wide market including adjoining land owners, hobby farmers, dog walkers and those with an interest in conservation.

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. As the land is currently being grazed by livestock, we request that no dogs are taken on viewings.

Directions

From Foulridge head south on the A56 towards Colne turning right at Foulridge Upper Reservoir onto Langroyd Road. Take the third exit at the roundabout onto Red Lane and continue for about 0.75 miles turning right onto Smithy Lane. After about 350 metres turn left onto Slipper Hill and continue for about 450 metres where the land can be found on the right immediately after the bridge. A for sale sign has been erected in the gateway.







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

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