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DAVID HILL



3.96 Hectares (9.79 Acres) Lothersdale BD20 8HD

A useful block of productive sloping meadow and grazing land with access via a right of way from Quarry Road. The land is conveniently located on the edge of the popular village of Lothersdale, Just 5 miles south west of the larger market town of Skipton.

Informal Tender – Guide Price £100,000

3.96 Hectares (9.79 Acres) Lothersdale BD20 8HD

• Skipton 5 miles • Keighley 9 miles • Colne (M65) 8 miles • Bradford 18 miles

FOR SALE BY INFORMAL TENDER

Location

The land is conveniently located on the south western edge of the popular village of Lothersdale just 3.5 miles west of the villages of Cross Hills, Sutton in Craven and Glusburn. The larger market town of Skipton lies 5 miles to the north with the east Lancashire town of Colne about 8 miles to the south west.

Description

The land comprises two productive sloping meadows extending in total to 3.96 hectares (9.79 acres) with access via a right of way from Quarry Road over a track that passes through a neighbouring field.

Lothersdale Beck extends along the northern edge of the land and although there are currently no drinking points for livestock a small section of land from the opposite field has been included as part of the sale to enable future access to the beck. *It will be the responsibility of the purchasers to create the new stock proof drinking area incorporating appropriate fencing over the beck within two months of completion of the sale.*

Existing external boundaries are a combination of traditional dry stone walls and post and wire fencing which on the whole are in reasonable stock proof condition. The section of boundary along Lothersdale Beck will require some repair by the purchasers, as will the section of boundary along the top (south eastern edge) of the smaller field.

There is a public footpath that enters the land at the gate near the bridge in the north east corner crossing the first field and leaving via the walled strip of land that extends above the top of the smaller field.

The land is sure to appeal to a wide market being conveniently located to the village and will be of particular interest to adjoining landowners, commercial and hobby farmers or perhaps those with equestrian or conservation interests.

Informal Tender

All offers are to be received in the prescribed format by 12 noon Friday 23rd February 2024.

The successful applicant will be expected to complete the transaction by Tuesday 30th April 2024.

Tenure

Freehold. Vacant possession on completion.

Viewings

The land can be viewed during daylight hours at your own convenience. Please take a set of sales particulars with you. Please do not take dogs on your viewing as there is livestock grazing the land.

Basic Payment Scheme

There are no BPS entitlements included in the sale.

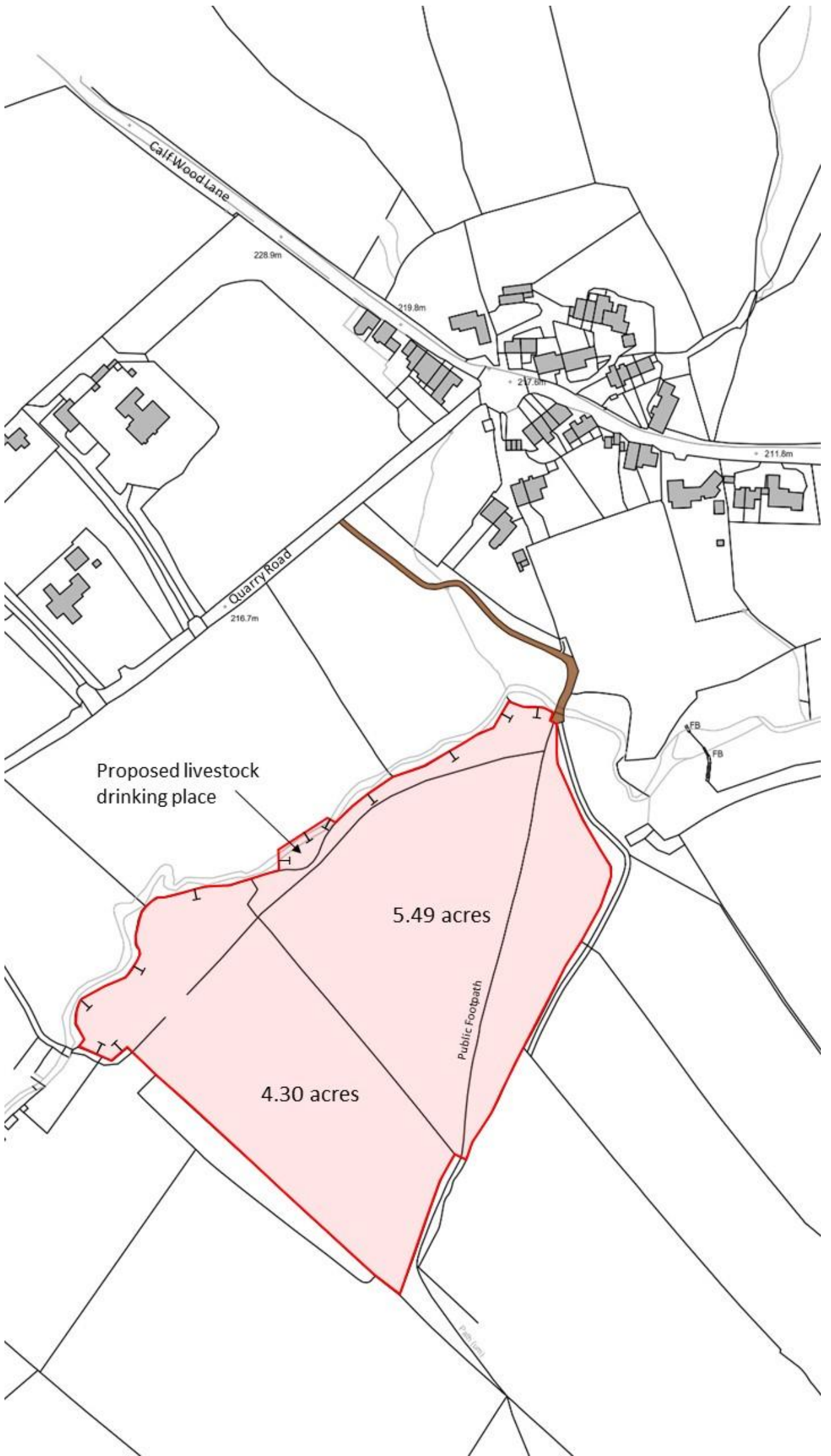
Wayleaves, Easements and Rights of Way

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

Directions

From Skipton head south on the A6131 turning right onto Carleton Road at the traffic lights just after the Tesco petrol station. Continue on Carleton Road past the crematorium turning left onto Pale Lane. Continue on Pale Lane for just over 1 mile before turning right onto Stockshott Lane. After about 1.75 miles at the crossroads continue straight across onto Stansfield Brow and follow the road down into Lothersdale continuing through the village, passed the school before turning left onto Quarry Road signed Raygill Fisheries. The access to the land is about 300 metres on the left. From the field gate follow the track for about 150 metres over the bridge where the access to the land is on the right. A for sale sign has 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.

