



## **11.780 Hectares (29.11 acres) & Fishing Rights, Grassington, Skipton, BD23 6BQ**

An exciting opportunity to acquire and a valuable block of grazing land including a good stone barn, enjoying a prominent position on the southerly edge of the renowned Dales village of Grassington extending to the River Wharfe and Linton Falls. In addition to the land are approximately 893 metres of single bank fishing rights extending below Grassington Bridge on the River Wharfe.

Stunning setting in one of the most visited locations in the Yorkshire Dales, just 8.5 miles from the market town of Skipton.

**Available as a Whole or in Lots**



# 11.780 Hectares (29.11 Acres) & Fishing Rights, Grassington

Skipton 8.5 miles • Settle 15 miles • Colne (M65) 20 miles • Harrogate 25 miles • Bradford 27 miles

## Location

The land is conveniently located on the southerly edge of Grassington within the Yorkshire Dales National Park. The market town of Skipton is 8.5 miles to the south with the East Lancashire town of Colne and access to the M65 motorway 20 miles to the south west. The cities of Bradford and Leeds are 27 miles and 35 miles to the south east respectively.

## Description

This unique block of land is sure to appeal to a very wide market, from commercial farmers, adjoining land owners and investors to those looking to explore the commercial opportunities created by the large visitor numbers, not to mention those with an interest in conservation and the environment and opportunities surrounding biodiversity and carbon off set.

Lots 1,2 & 3 are subject to a Higher Level Stewardship scheme(HLS) with the agreement ending in 2028.

### Lot 1 (edged red) Guide Price £200,000

An excellent block of well managed pasture extending in total to approximately 6.06 hectares (14.98 acres) including a small wooded gill. The land extends from Grassington Bridge in the north down to Linton Falls and fronts the River Wharfe along the entirety of its western edge. The busy ‘Dales Way’ public footpath crosses the land with additional visitors passing through to view the natural attraction of Linton Falls. The south eastern boundary is against a walled footpath linking the National Park Visitor Centre and Car Park to Linton Falls.

Vehicle access is from Acre Lane off Hebden Road via a short section of right of way through Lot 2 and neighbouring land.

### Lot 2 (edged blue) Guide Price: £125,000

A well managed block of productive relatively level mowing ground comprising two good meadows bordered by well maintained drystone walls. The land extends in total to approximately 2.60 Hectares (6.42 acres) and enjoys good access from Acre Lane off Hebden Road via a short right of way across neighbouring land.

### Lot 3 (edged green) Guide Price £185,000

A really interesting lot comprising a combination of productive meadow and sloping pasture leading down to the River Wharfe along its southerly edge. Within the land at the junction of the ‘Dales Way’ footpath, the footpath from the National Park Visitor Centre and Linton Falls, is a traditional stone field barn which offers potential for a variety of uses, subject to National Park planning approval.

Vehicle access is via a right of way through the neighbouring land from Mill Lane in the east with foot access only either from Linton Falls via the footbridge or from the National Park Visitor Centre.

### Lot 4 (edged orange) Guide Price £20,000

A very useful plot of land extending to approximately 570 sqm having frontage and direct access to Church Lane at Linton Falls. The plot has double timber gates and a crushed stone hardstanding and is bordered to the north by a beck. The plot would make a perfect allotment or provide useful parking.

### Lot 5 (shaded yellow) Offers invited (whole or Part)

Approximately 893 metres of single bank fishing rights on a picturesque stretch of the River Wharfe. The rights cover a varied section of the river, from Grassington Bridge in the north to the shingle beach below Linton Falls and include a combination of pools and faster flowing shallows as well as two weirs and Linton Falls themselves.

The fishing is let as two sections for the current season to Linton, Threshfield & Grassington Angling Club and to Saltaire Angling Club.

## Tenure

The land is currently occupied by a grazier with vacant possession to be agreed.

## Viewings

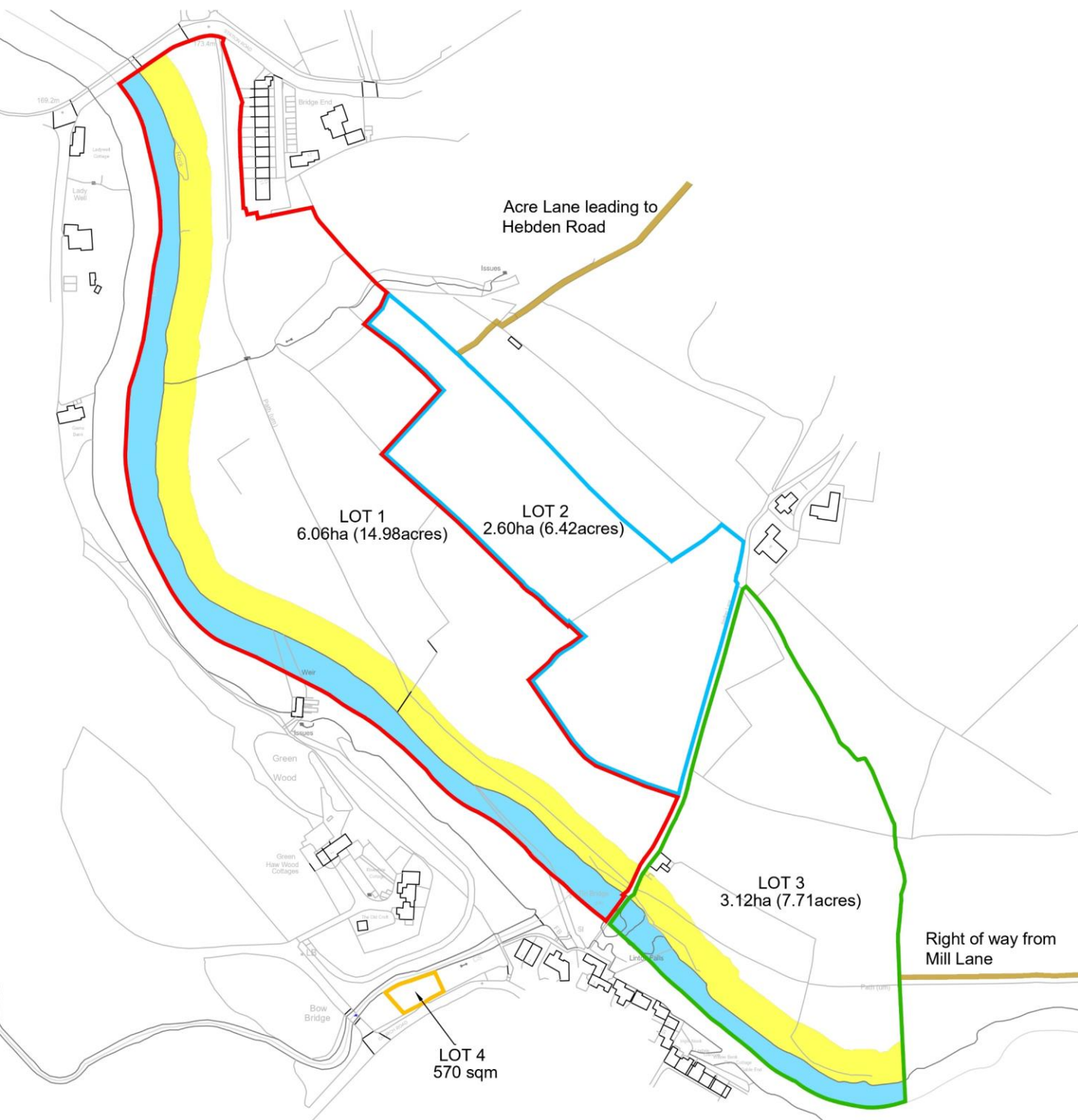
The land can be viewed from the public highway and public footpaths at your convenience.

## 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.











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