



### **1.88 Hectares (4.64 Acres) Thornton in Craven BD23 3TQ**

A very productive single meadow, with frontage and direct access to Booth Bridge Lane, perfect for those with equestrian or hobby farming interests.

Conveniently located on the southerly edge of the popular village of Thornton in Craven just 7 miles from Skipton.

**Guide Price £60,000**



# 1.88 Hectares (4.64 Acres) Thornton in Craven BD23 3TQ

• Barnoldswick 3 miles • Colne (M65) 7 miles • Skipton 7 miles • Clitheroe 16 miles • Keighley 16 miles

## Location

The land enjoys a convenient rural setting off Booth Bridge Lane approximately 0.5 miles to the south east of the village of Thornton in Craven. The A56 Colne/Broughton Road passes through Thornton in Craven providing good access by road to the larger local towns of Skipton and Colne.

## Description

This valuable meadow benefits from frontage and direct access to Booth Bridge Lane and extends in total to approximately 1.88 hectares (4.64 acres) of gently sloping productive grassland, perfect for those with equestrian or hobby farming interests, or perhaps those looking for a secure area to walk dogs.

The land is served by a mains water supply and is bordered to two sides by relatively new post and rail fencing with the remaining boundaries being a combination of post and wire fencing and traditional drystone wall, all of which are in stock proof condition.

## Tenure

Freehold. Vacant possession on completion.

## 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.

## Viewings

By appointment through the selling agents.

## Directions

From Skipton head west on the A59 to the roundabout at Broughton and take the first exit onto the A56. Continue for about 3km to the centre of Thornton in Craven and turn left onto Booth Bridge Lane. Continue down Booth Bridge Lane for about 700m. The gated entrance will be on your right as you are driving down Booth Bridge Lane. A David Hill for sale sign has been erected.









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

[info@david-hill.co.uk](mailto:info@david-hill.co.uk)

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.

