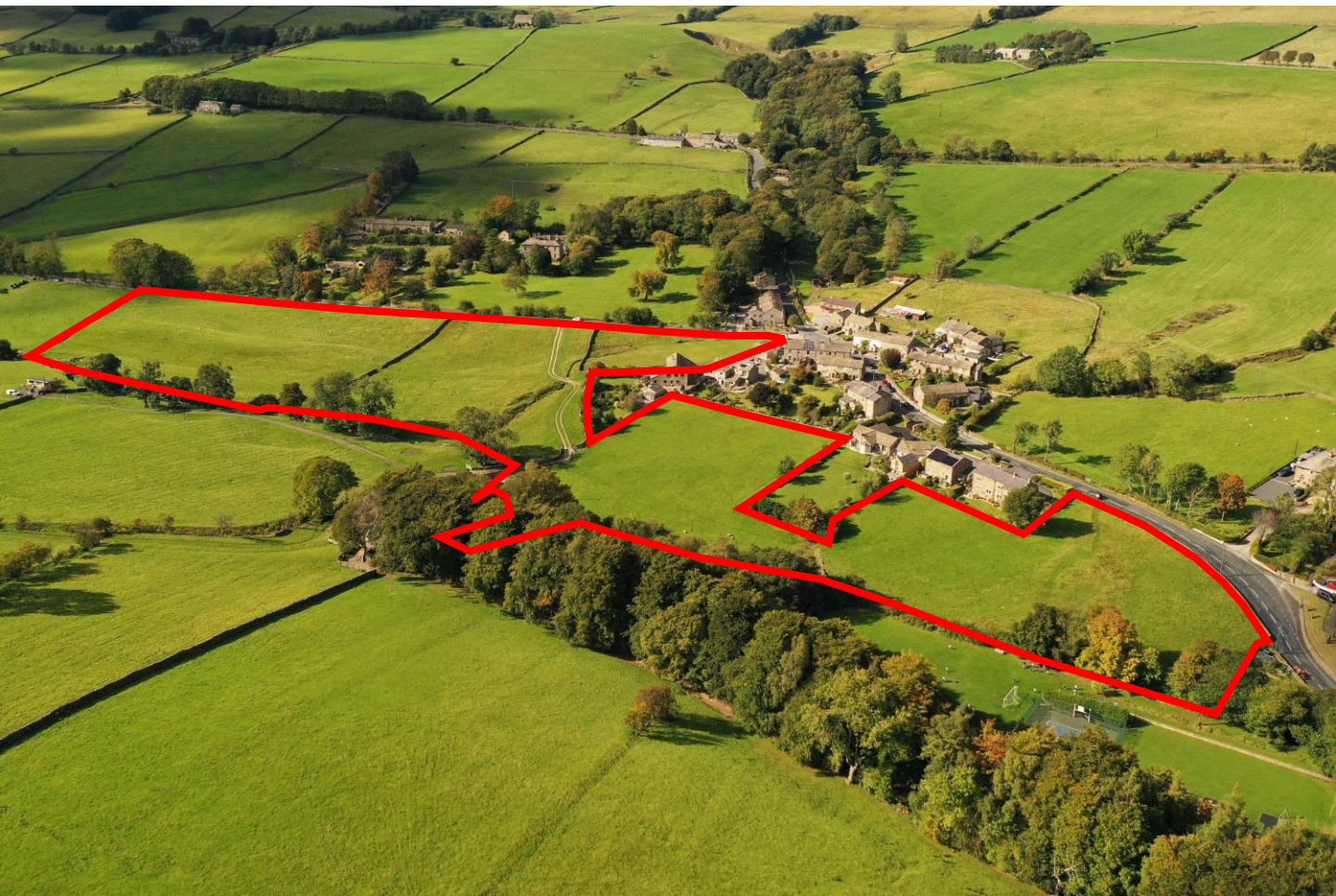


01756 795621
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DAVID HILL



4.549 Hectares (11.24 Acres) Lothersdale BD20 8HB

AS A WHOLE OR IN LOTS

An exciting opportunity to acquire a valuable parcel of meadow and grazing land with a predominantly southerly aspect adjoining the popular village of Lothersdale, just 5 miles south west of the larger market town of Skipton.

Guide Price £200,000 (whole)

4.549 Hectares (11.24 Acres) Lothersdale BD20 8HB

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

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

This most attractive parcel of land extends around the southerly edge of the village of Lothersdale at its western end, having access from Quarry Road and frontage in part to Main Street.

The land extends in total to about 4.549 Hectares (11.24 Acres) of gently undulating sloping meadow and pasture comprising five enclosures and including a small stone building within the first field off Quarry Road.

The land is bordered by traditional dry stone walls and post and wire fencing which on the whole are in good stockproof condition.

Lothersdale Beck is accessible from each of the enclosures providing a reliable natural drinking source for livestock.

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

Development Restriction

The land is sold subject to an overage clause entitling the vendors and their successors in title to 50% of any uplift in value generated by the grant of planning permission for residential development. The overage clause will have a 25 year term.

Section 52 Planning Agreement

The field shown coloured blue on the sale plan is subject to a Section 52 Agreement between the then owner of the land and the council where the owner covenants with the council that no dwellings will be erected on the land.

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.

The access track from Quarry Road extending through the field down to the lane and bridge in the bottom is the route of a public footpath and is also subject to a right of way providing access to neighbouring land.

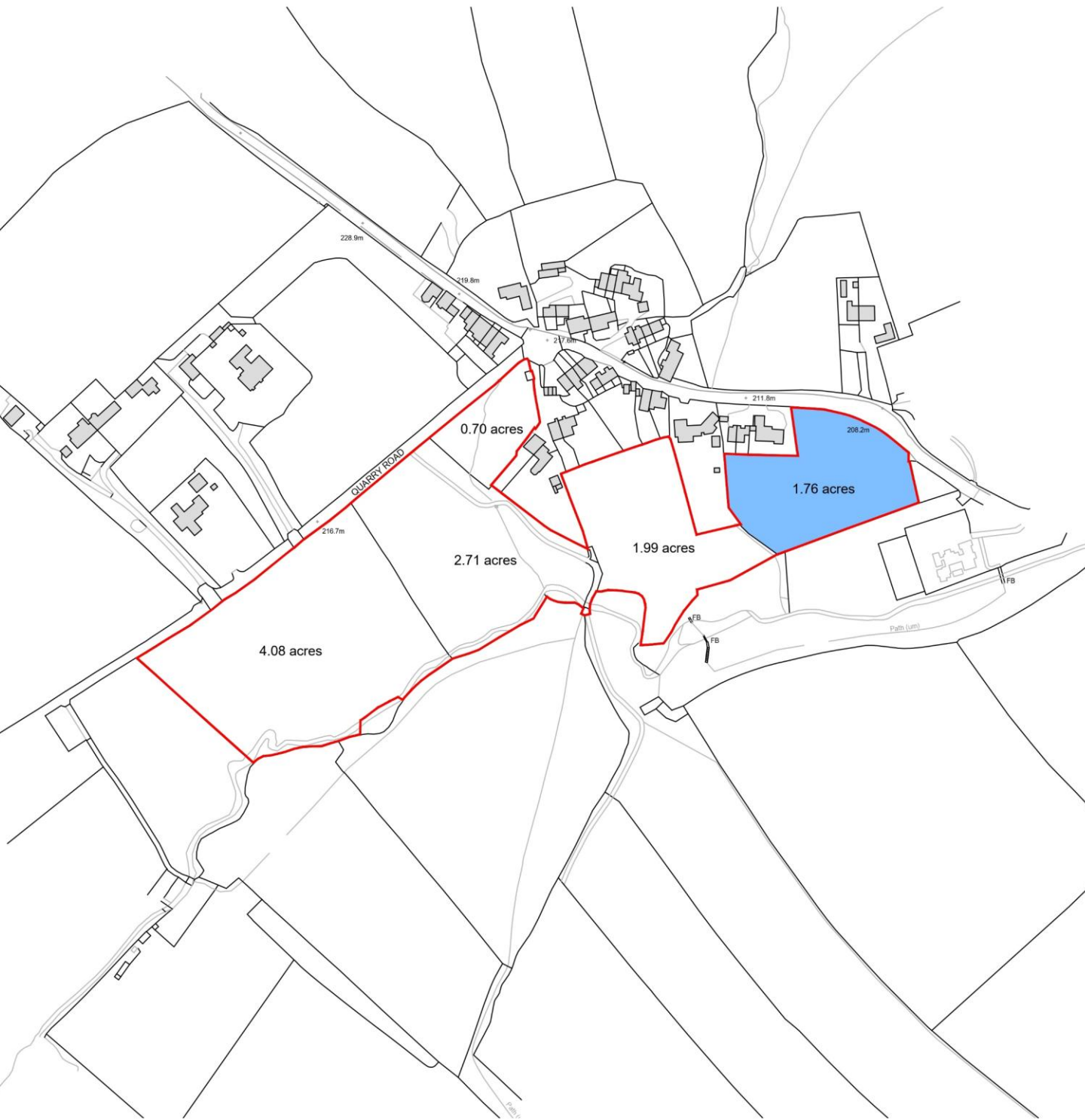
Viewings

The land can be viewed during daylight hours at your convenience – please take a set of sales particulars with you. Please do not take dogs onto 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 taking the first exit at the roundabout past the Crematorium and then turning left onto Pale Lane after crossing the river bridge. After about 1 mile turn right onto Stockshott Lane and continue for about 1.75 miles to the crossroads, continuing straight across and dropping down into Lothersdale. Continue through the village, past the school before turning left onto Quarry Road signed ‘Raygill Fisheries’. As you turn into Quarry Road you will see an access gate next to a small stone barn. A second gate opening onto the main access track to the land can be found about 100 metres further on Quarry Road with a third gate another 50 Metres to the left. David Hill for sale signs have been erected.







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

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.

