



## GRASSLAND & PEBBLE BEACH

**9.94 ACRES (4.02HA) APPROX.**

**LAND OFF OLD MILL LANE, GRASSINGTON, BD23 5BX**

AN UNIQUE OPPORTUNITY TO ACQUIRE A PARCEL OF GRASSLAND SITUATED IMMEDIATELY SOUTH OF THE PICTURESQUE VILLAGE OF GRASSINGTON

THERE IS SCOPE FOR A RANGE OF USES INCLUDING AGRICULTURE, AMENITY & LEISURE USE.

**OFFERS IN THE REGION OF: £200,000**

FOR SALE BY PRIVATE TREATY



## LOCATION AND ACCESS

The land is located south of the sought-after village of Grassington. It is located approximately 4 miles north of Burnsall, 4 miles south of Kilnsey and 10 miles north of Skipton. The land is approximately 14 miles north of the A59.

## DESCRIPTION

A parcel of permanent pasture and pebble beach extending in total to approximately 9.94 acres (4.02 ha). The land is classified as Grade 4 and is suitably well fenced for livestock. The land has been previously used for the grazing of sheep and cattle.

The land is situated in a picturesque location immediately south of Grassington and benefits from good access off Old Mill Lane.

Due to its excellent location, the land offers scope for a range of uses including agriculture, amenity and leisure (planning consents may be required).

## SERVICES

There are no services connected to the property.

## ADDITIONAL INFORMATION

### DIRECTIONS

From Skipton head north on the B6265 for circa 10 miles. Proceed through Grassington village before turning right onto Old Mill Lane. The land is located down the lane on the right and is marked by a Lister Haigh For Sale board straight ahead.

## SPORTING & MINERAL RIGHTS

The fishing rights are not included in the sale.

The mineral rights are included in the sale so far as they are owned or exist.

## RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

There is a public right of way over the property.

The property is sold subject to all Rights of Way, public and private, which may affect the property.

## LOCAL AUTHORITY

Craven District Council. 1 Belle Vue Square, Broughton Road, Skipton BD23 1FJ.

Tel: 01756 700600 <https://crem.cravencd.gov.uk/>

## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method. Offers subject to planning will be considered where the purchaser has a clear intention to explore gaining planning consent.

## TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

## VIEWING

The property may be viewed at any reasonable time while in possession of these particulars, having previously notified the agents office.

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.





The land app



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Site Plan – Not To Scale For Identification Purposes Only

## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

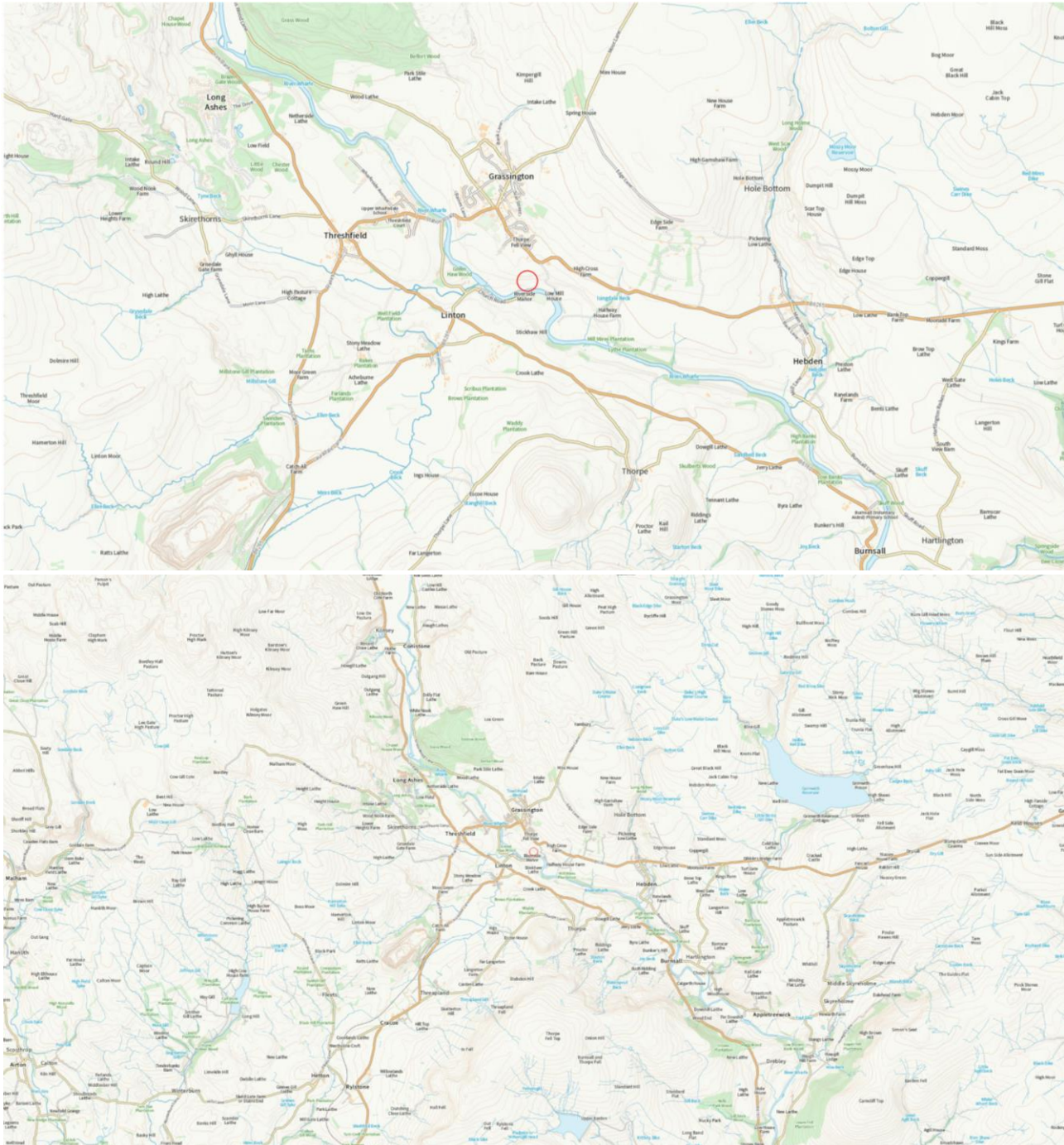
**John Haigh** (Knaresborough Office) on **01423 860322**

**Will Phaesey** (Knaresborough Office) on **01423 860322**

## LISTER HAIGH AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following:

- Valuations
- Compensation Claims
- Lettings & Management
- Planning



Location Plans – Not To Scale For Identification Purposes Only

### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

Brochure Produced 14.06.2021

“Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.”

Regulated by the RICS