



A once in a lifetime opportunity to secure the backdrop to one of the Yorkshire Dales National Park's most iconic villages.

Cawden, Gordale Lane, Malham, Skipton



Skipton Auction Mart
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North Yorkshire
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Cawden Gordale Lane, Malham

Cawden, Gordale Lane, Malham, BD23 4EL

20.98 acres (8.49 hectares)

Guide Price: £150,000

DESCRIPTION

Boasting views of Malham Cove, Goredale and Malham Village, this land must occupy one of the best seats in the house.

Having been sensitively managed, the nationally designated calcareous grassland hosts a wealth of flora and fauna.

In addition to the obvious amenity and agricultural appeal, this land must represent a commercial opportunity to offer services to the ever growing number of visitors in Malham.

Brimming with character, the land rises quickly from the bottom of Malham to the pinnacle of the coral reef knoll 'Cawden'.

Benefitting from direct road frontage onto Gordale Lane, the land is accessible from the village of Malham.

STEWARDSHIP

The land is currently entered into a Higher Level Environmental Stewardship Agreement, under options HK7 and HR1 which generates an annual income of £1,868. This scheme will be transferred to the Purchaser upon completion.

BASIC PAYMENT SCHEME

All of the land is registered with the Rural Payments Agency for BPS. The Vendor has claimed the BPS for the 2023 scheme year and will retain all de-linked payments.

TITLE

The land consists of all that land within Registered Title No's NYK296982 and NYK334354, copies of which can be requested from the office.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any and all pre-existing rights and restrictions, whether public or private.

WATER AVAILABILITY

The land benefits from mains water. The sale will be subject to the Purchaser installing a meter for this supply.

TENURE

The land is sold with vacant possession.

VIEWING

Please contact the office to arrange a viewing. The land has cattle and sheep grazing therefore, strictly no dogs.

Prospective Purchasers view at their own risk.

BOUNDARIES

The repairing liabilities for external boundaries are shown by inward 'T' marks.

SOLICITORS

Naphens Solicitors
Darwen House
Walker Office Park
Blackburn
BB1 2QE

OFFERS

The land is offered for sale as a whole, although alternative offers would be considered.

To make an offer please contact Joanna Townley on 01756 692900 or joanna.townley@wbwsurveyors.co.uk.

The Sellers reserve the right to proceed to best and final offers.



Details Prepared: June 2023

