



Earl Crag
Cowling

Earl Crag

Cowling, BD22 0JU

15.79 acres (6.39 hectares)

Guide Price: £75,000

DESCRIPTION

A rare opportunity to purchase the magnificent gritstone crag overlooked by Lund's Tower and Wainman's Pinnacle. The area is known for its climbing opportunities and stunning panoramic views over the Craven District.

The land rises from Dick Lane at 275m above sea level to the top of Earl Crag at 345m.

Brimming with character, the land is enclosed by dry stone walls and comprises a mixture of moorland, scrub and a small quarry.

The land benefits from vehicular access from Dick Lane. Notably the southern boundary is defined by a dry stone wall with ornate castellated top.

STEWARDSHIP

The land is not subject to any Agri-Environment Agreements. Under Mid-Tier Countryside Stewardship the land could achieve an annual income of c.£773 under option UP2 - Management of rough grazing for birds.

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 is included within Registered Title No NYK357700 copies of which are on the website.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is designated as open access under the Countryside and Rights of Way Act 2000. It is sold subject to any and all pre-existing rights and restrictions, whether public or private.

Please note that the mines and mineral rights are included with this sale insofar as they are owned.

WATER AVAILABILITY

There is a spring water supply rising on the land. A right to this supply exists in favour of the neighbouring field.

TENURE

The land freehold with vacant possession.

VIEWING

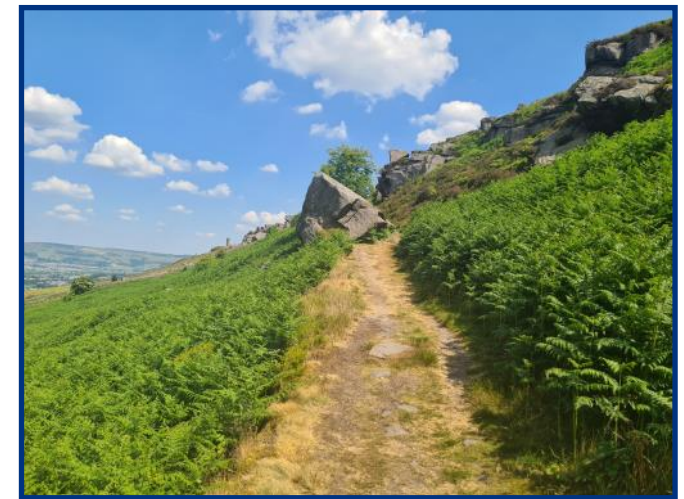
The land may be inspected at all reasonable times, on foot, with a copy of the sale brochure. Care should be taken, with particular note to open ditches, livestock and wildlife. Do not attempt to climb the Crag.

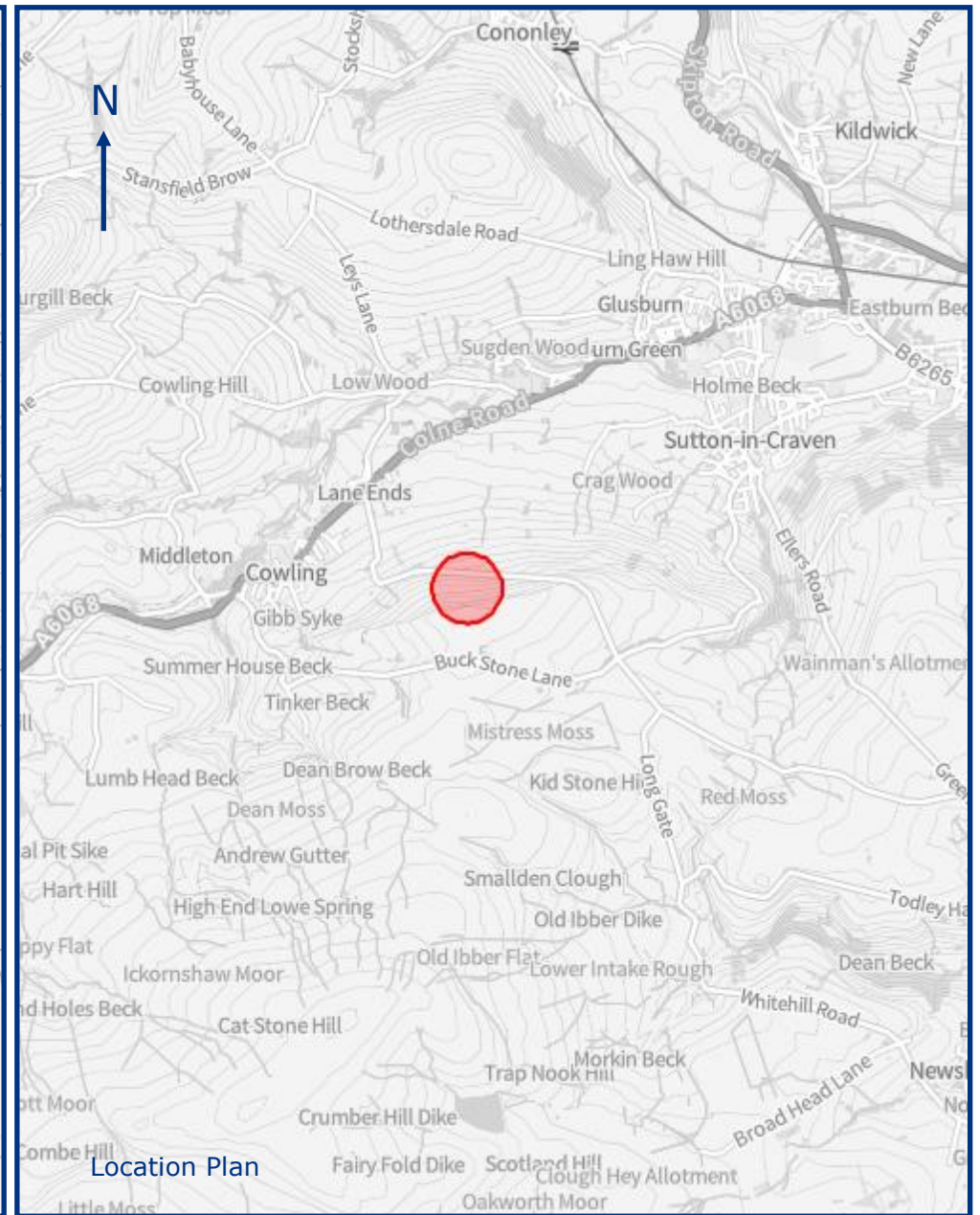
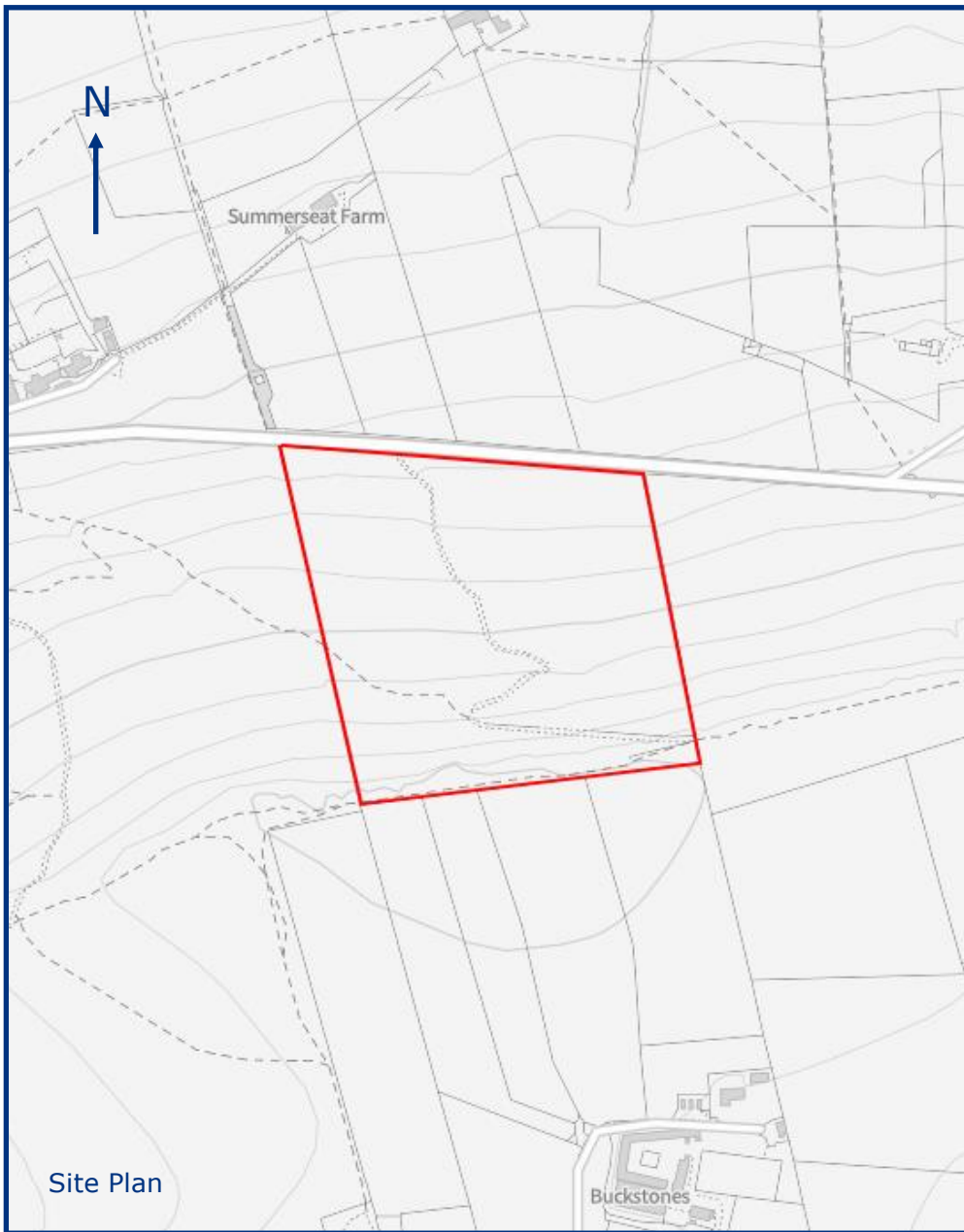
OFFERS

The property is available for sale by private treaty. We reserve the right to call for best and final offers at any stage, so please register your interest as soon as possible.

The land is offered for sale as a whole.

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





NG Field No.	Area ha (acres)	LFA Status
SD9843 6505	6.39 (15.79)	Moorland

Plans used for identification purposes only - not to scale

Earl Crag, Dick Lane, Cowling

An incredible opportunity to acquire a unique gritstone crag in Craven with outstanding views.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.