



**Land Off the Cove Road
Malham**

Land off the Cove Road Malham, Skipton BD23 4DJ

Circa 46.97 acres (19.01 ha) or thereabouts

Guide Price: £120,000

DESCRIPTION

An exciting opportunity to purchase a block of high pasture land in a popular location with views of Malham Tarn and the area above the Cove.

This will be of interest to those already in agriculture and also anyone looking to acquire a block of land offering a variety of habitats for flora and fauna and wildlife as well as recreational use subject to any the necessary consents.

The land, which is shown edged red on the attached plan, has roadside access and is bounded by drystone walls with the ownership shown by T-marks on the plan.

TENURE

The land is offered for sale freehold and vacant possession will be given upon completion of the sale.

BPS AND STEWARDSHIP SCHEMES

There are no BPS entitlements included with the sale. There is a UELS/HLS scheme extending to 30th September 2028. Should it be appropriate, this can be transferred to the new owners providing they are registered with the RPA and are eligible to make the future claim. Details are available at the WBW office.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are a number of Bridleways and Public Footpaths within close proximity of the land and interested parties should familiarise themselves with the location of these.

VIEWING

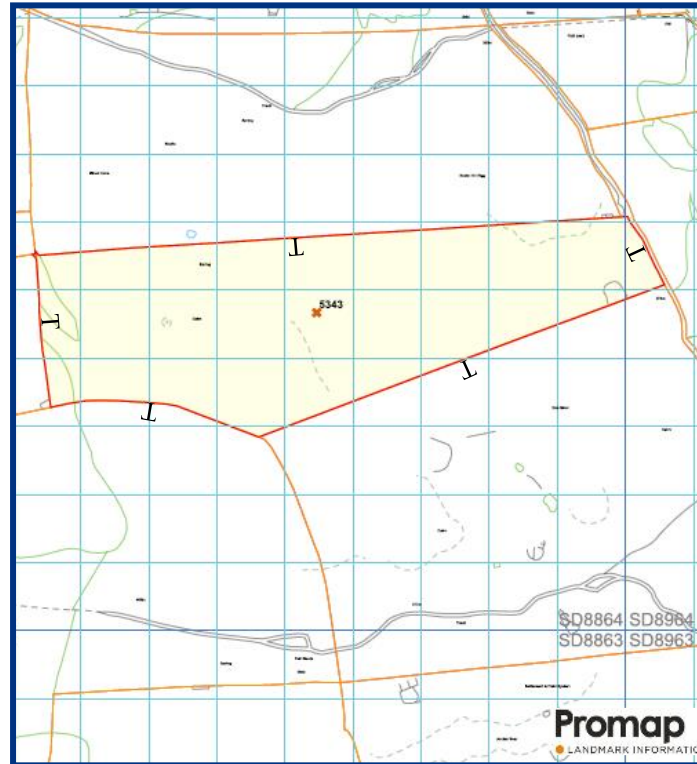
The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details Prepared: June 2023



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **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.

