



**Land at Highgate Farm
Gaylands Lane
Earby**

Land at Highgate Farm Gaylands Lane, Earby BB18 6JR

Circa 12.62 acres (5.11 ha) or thereabouts

Guide Price: £125,000

DESCRIPTION

An exciting opportunity to purchase a block of mixed meadow and pasture land conveniently located close to the popular town of Earby as shown edged red on the plan.

The land known as "Eecroft" has a south facing aspect and is accessible off Gaylands Lane which is a tarmac road leading down to Red Lion Street. Rights to the field will be reserved over access.

The land presents a number of opportunities for the future owner including continuing with general agriculture, recreational or equestrian use subject to any necessary consents.

The land is bounded by a mix of drystone walls and stock fencing and the responsibility for the boundary walls are as shown by the T-marks on the location plan. There is no water supply to the land.

LOCATION

The land is located off Gaylands Lane which joins Cowgarth Lane and Red Lion Street opposite the Red Lion pub. A For Sale board will be erected at the gateway to the field.

TENURE

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

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. A footpath crosses the land and interested parties should familiarise themselves with its location and how it may affect their potential future use.

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



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