

# Land at West Moor Arncliffe

West Moor



# Land at West Moor, Arncliffe, BD23 5QH

## Reduced Guide Price - £200,000

West Moor comprises 52.73 ha (130.30 acres) of enclosed moorland. The land consists of a mixture of grassland and heather. The land ranges from 415 m to 520 m above sea level.

Enclosed by traditional drystone walls the land has a kind and sheltered feel.

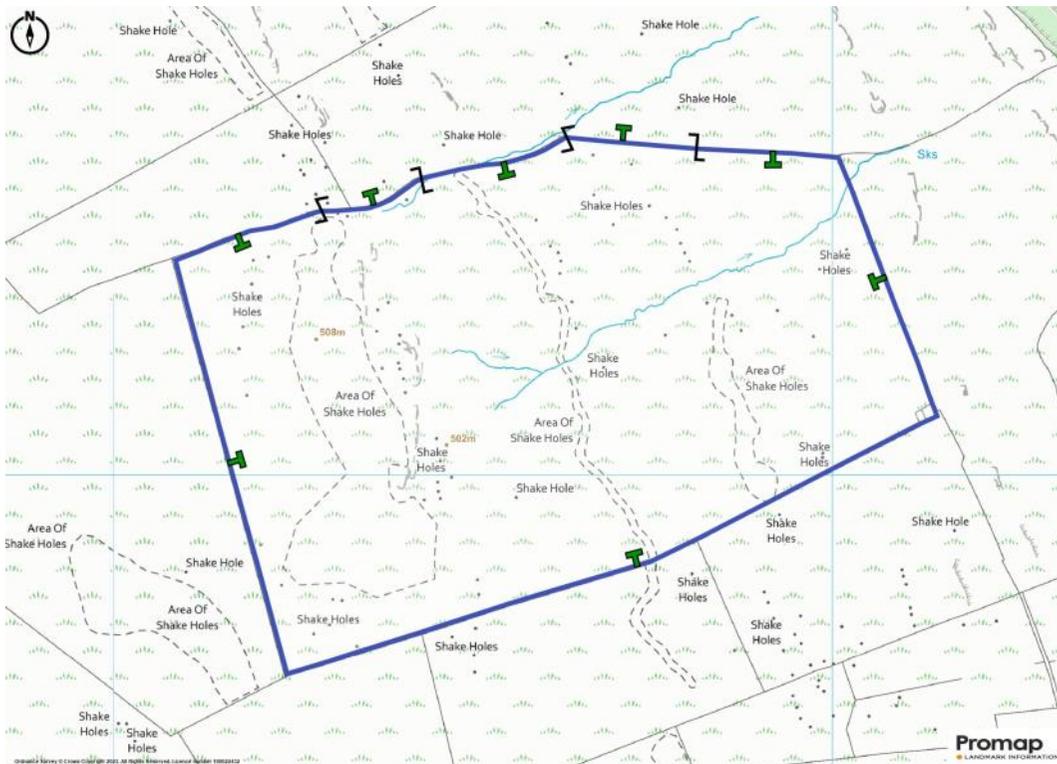
Having been managed sympathetically with nature, the heather has been regenerated at the western end and now makes for an impressive wildlife habitat hosting a variety of flora and fauna.

### ACCESS

The land comes with the benefit of an access from Brootes Lane as shown on the enclosed plan. The land is designated as open access under the Countryside and Rights of Way Act 2000.

### SERVICES

West Moor has a natural water supply, with the best source being the river at the north boundary.



### METHOD OF SALE

The property is available for sale by private treaty and offers are invited.

### VIEWING

Please contact the office to arrange a viewing. The land has sheep grazing therefore, strictly no dogs. Prospective Purchasers view at their own risk.

### BASIC PAYMENT SCHEME (BPS)

The vendor will retain the 2023 Basic Payment Scheme monies and all de-linked payments.

### ENVIRONMENTAL SCHEMES

The land is contained within a Higher Level Stewardship Scheme AG00397898. This will expire on the 31 October 2028. The purchaser will be required to take on the scheme. Further details are available on request.

### LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park Planning Authority  
Yoredale  
Bainbridge  
Leyburn  
DL8 3EL

### TENURE

The property is held freehold and vacant possession will be given on completion.

### SHOOTING RIGHTS

The shooting rights are included with the sale of the land.

### SOLICITORS

Peter Crangle  
Savage Crangle  
15 High Street  
Skipton  
BD23 1AJ

### OFFERS

The property is offered for sale by private treaty. To make an offer or to discuss the property further please contact Joanna Townley on 01756 692900 or by email [joanna.townley@wbwsurveyors.co.uk](mailto:joanna.townley@wbwsurveyors.co.uk)

Details Amended: October 2023



## Land at West Moor, Arncliffe

---

Fantastic opportunity to purchase a picturesque moorland in one of the most beautiful valleys in the Yorkshire Dales.



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: 01756 692 900  
[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

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.