



**Land at Hellifield  
Skipton  
North Yorkshire**

# Land at Hellifield, Skipton BD23 4HL

Circa 21.39 hectares (52.85 acres) of productive meadow and pasture land

**Guide Price: £500,000 for the whole**

## DESCRIPTION

An exciting opportunity to purchase a substantial block of productive grassland close to the village of Hellifield. The land may be of interest to those already in agriculture as well as those considering potential development opportunities for the future.

## OVERAGE CLAUSE

The land is sold with an overage clause of 50% of any uplift in value for a period of 30 years from the date of sale and includes any development other than agricultural by the future owners.

Interested parties should be aware of the planning history associated with the land as per Application No 2020/21553/OUT. Full details are available at North Yorkshire Council's website or from the WBW office.

## BOUNDARIES & SERVICES

The responsibility of each of the boundaries are as shown on the accompanying plan. There is mains water to the land and interested parties should satisfy themselves with the supply.

## BPS AND STEWARDSHIP SCHEMES

All 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.

## 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. Public Footpaths cross the land and interested parties should familiarise themselves with the location of these.

## ACCESS

The land has two highway access points, one to the north and the other to the south. If interested parties wish to purchase any part of the land benefiting from one of these entry points then please contact the Selling Agent directly.

## 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 during the marketing process. To make an offer or raise any queries, please speak to David Claxton or Owain Turvill on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk  
owain.turvill@wbwsurveyors.co.uk

Details Prepared August 2023



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