



# TO LET

**44.41 hectares (109.74 acres) of mixed  
grassland at Grove Farm, Otterburn**



# Land at Grove Farm

Otterburn, BD23 4DY

## DESCRIPTION

An opportunity to acquire productive grassland extending to approximately 109.74 acres (41.41 ha), available in up to four lots located between Otterburn, Airton and Kirby Malham. The land is available to let on a two year Grazing Licence from the 1 October 2023.

## REPAIRS AND MAINTENANCE

The boundaries will be in a stockproof condition at the start of the term. The Grazier will be required to maintain the land and all boundaries in the same condition as at the commencement of the Licence.

## ACCESS

Lot 1 come with the benefit of a right of access from Dacre Lane whilst Lots 2 and 3 have the benefit of a right of access from Orms Gill Green Lane. It is anticipated that Lot 4 will be let together with Lots 2 and 3 and therefore access will be via these parcels.

## BASIC PAYMENT SCHEME

The land is claimed under the Basic Payment Scheme in favour of the Occupier and the land is not subject to any Countryside Stewardship Schemes.

## LOT 1 - LAND OFF DACRE LANE (9.20 HA / 22.73 ACRES)

Sheltered, productive meadowland split into two parcels comprising 22.73 acres with frontage onto Dacre Lane. The land enjoys the benefit of a natural water supply in the north corner of field 7706.

## LOT 2 - LAND OFF ORMSGILL GREEN LANE

The meadowland comprises 28.89 acres is well drained and has the benefit of a natural water supply and is sheltered by dry stone wall boundaries on all sides. Right of access is granted via Ormsgill Green Lane which joins Scosthrop Lane leading out of Airton.

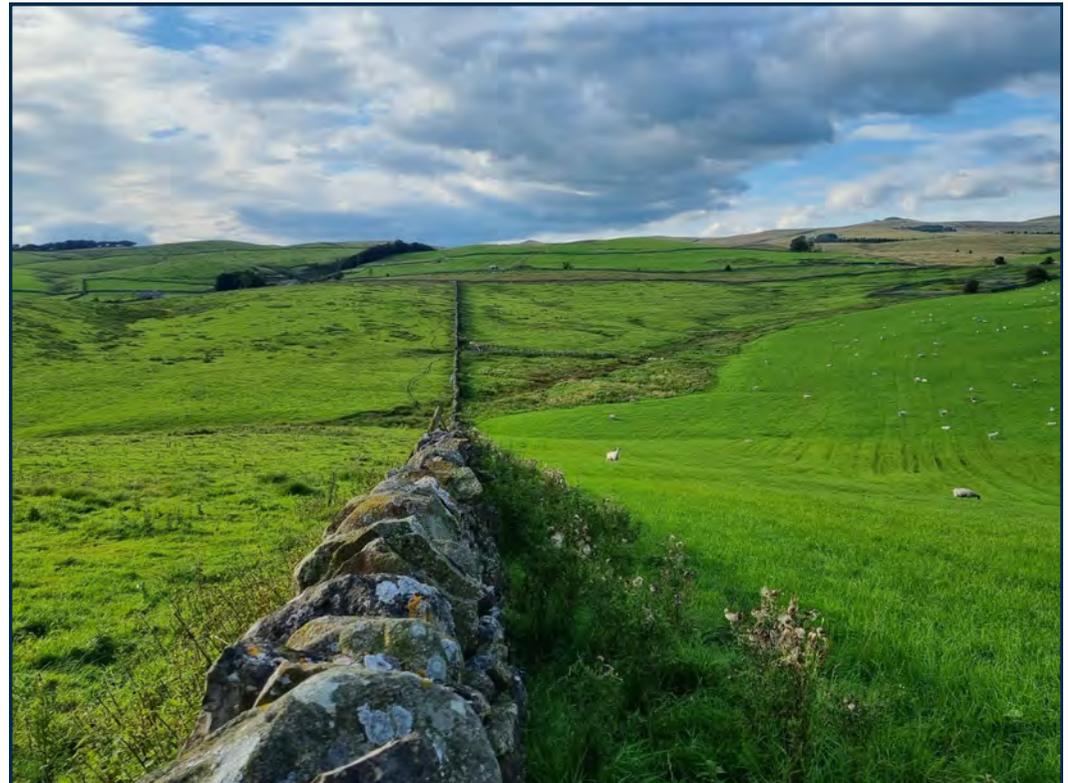
## LOT 3 - LAND AROUND AIRTON GREEN WATER TREATMENT WORKS

A productive Pasture comprising 16.61 acres with a natural water supply availing dry stone walls on sides. Right of access is via Ormsgill Green Lane.

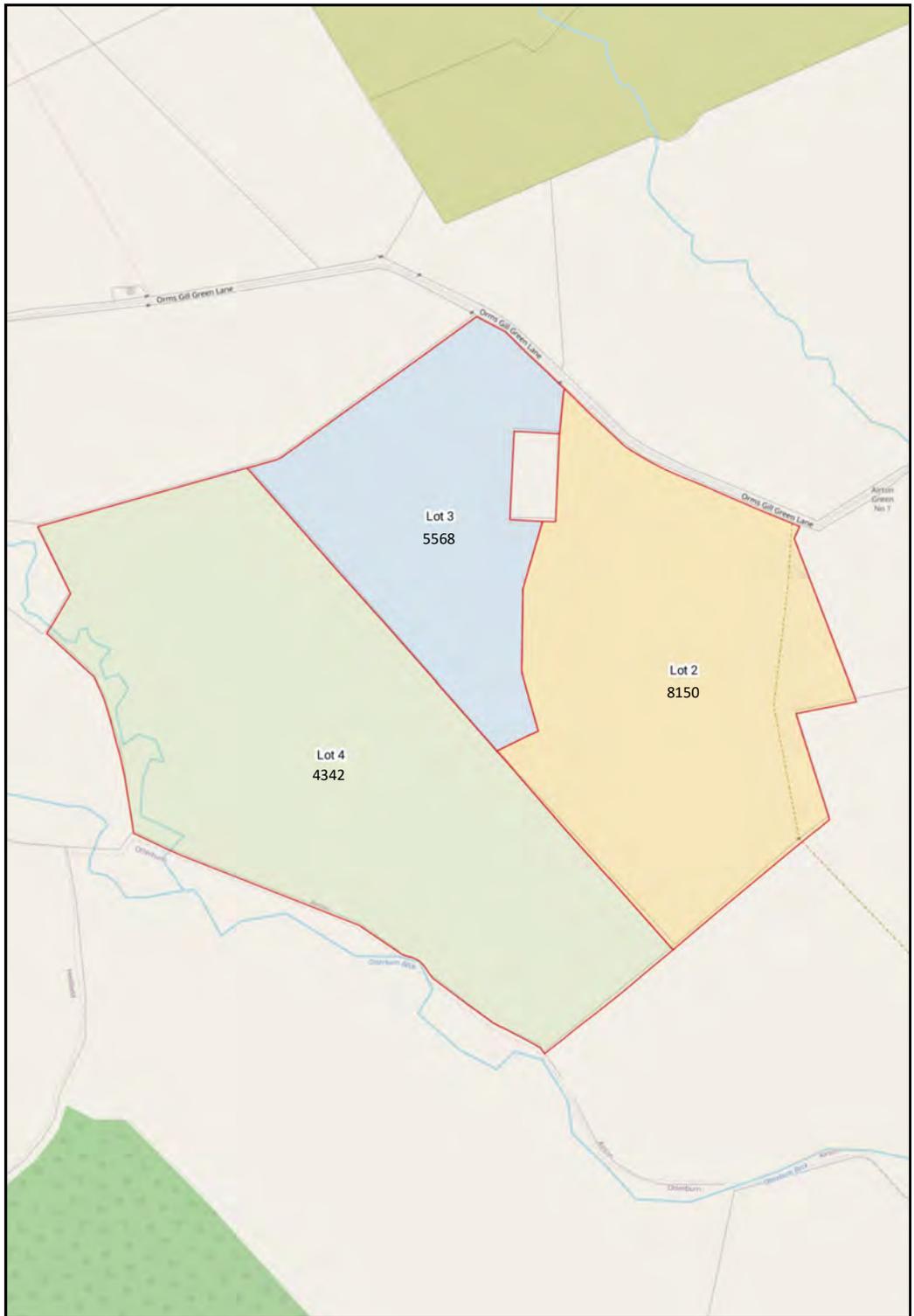
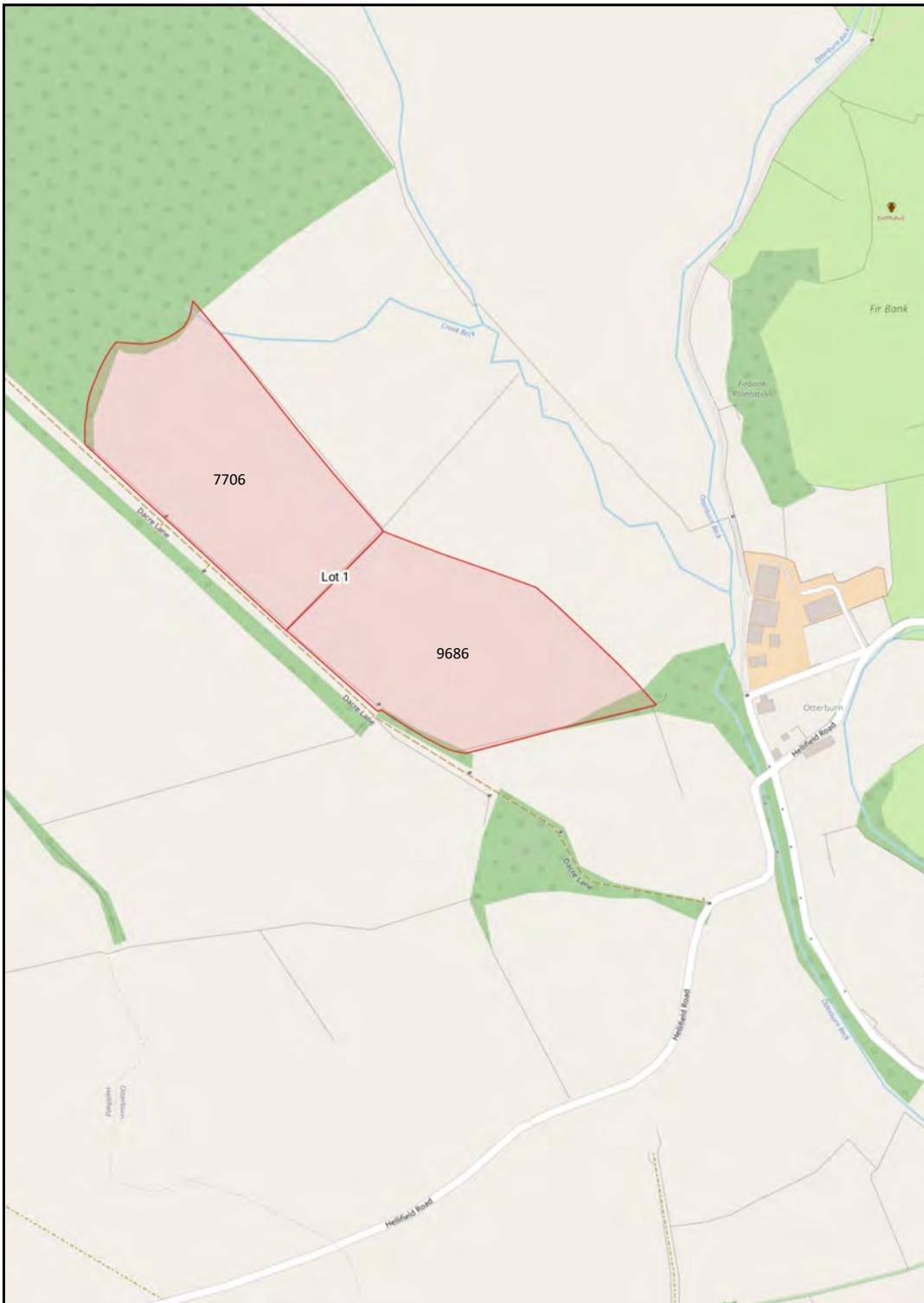
## LOT 4 - LAND KNOWN AS AIRTON GREEN

A useful Pasture comprising 41.51 acres running down to Otterburn Beck. The land does not have direct roadside access however runs amiably with Lots 2 and 3.

Field No	Description	Area
<b>Lot 1</b>		
SD 8758 7706	Meadow	11.61 acres
SD 8757 9686	Meadow	11.12 acres
	<b>Total:</b>	<b>22.73 acres</b>
<b>Lot 2</b>		
SD 8759 8150	Meadow	28.89 acres
<b>Lot 3</b>		
SD 8759 5568	Pasture	16.61 acres
<b>Lot 4</b>		
SD 8759 4342	Pasture	41.51 acres
	<b>Total:</b>	<b>109.74 acres</b>



Above: Lots 2, 3 & 4



## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

## WHAT3WORDS

Lot 1: ///expansion.loading.documents

Lot 2, 3 and 4: ///stutter.estimates.kickers

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Owain Turvill at WBW Surveyors on 01756 692900 or email:

[owain.turvill@wbwsurveyors.co.uk](mailto:owain.turvill@wbwsurveyors.co.uk)

Details prepared: September 2023



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.

