



Land at Rains Barn

Stainforth



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Stainforth, Settle, BD24 9PH

Guide Price: £100,000 to £125,000

DESCRIPTION

An opportunity to acquire productive grassland extending to approximately 11.3 acres (4.57 ha) with a stone barn overlooking Ribblesdale. The land is located on the edge of the village of Stainforth, between Settle and Horton in Ribblesdale. The land is available freehold with vacant possession.

The land is accessed off the lane known as 'Goat Lane to Ribbledale Cottage'.

There is a traditional stone barn "Rains Barn" situated on the land and whilst the structural walls are intact, the barn requires reroofing. There is also a small stone built stable in the field closest to Stainforth.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for BPS. The Vendor has claimed for the 2023 scheme year and will retain all de-linked payments.

STEWARDSHIP

The land is currently free from any restriction, however has archaeological features having been part of old lynchet field system and would be suitable for entry into Countryside Stewardship or Sustainable Farming Incentive.

TITLE

Part of the land is registered under title number NYK246009 and the remainder is unregistered.

WATER AVAILABILITY

There are two water troughs serving the land. These are fed by spring supplies rising on third party land and secured by way of easement.

WAYLEAVES, EASEMENTS & RIGHTS

The land is sold subject to any and all pre-existing rights and restrictions, whether public or private.

BOUNDARIES

The repairing liabilities for external boundaries are shown by inward 'T' marks.





VIEWING

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

WHAT3WORDS

///twinkled.went.rebounds

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

SOLICITORS

Anne Verhagen
Goad & Butcher Solicitors
Market Place
Settle
BD24 9DR

Details prepared: September 2023



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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