



Land off Broughton Road

Skipton

Land off Broughton Road Skipton, BD23 3AD

Circa 9.9 acres (4.00 ha) or thereabouts

Guide Price: £100,000

DESCRIPTION

An opportunity to purchase meadow land conveniently located at the western end of Broughton Road and the junction with the A59 as shown edged red on the plan.

The land is accessed off the old road next to the historic bridge crossing the River Aire. A small parcel of land extending to approx. 0.5 acres provides access from the highway under the A59 and into the main meadow land.

The land presents a number of opportunities including the continuation of agriculture, recreation or equestrian use subject to any necessary consents.

The land benefits from a river frontage on its western edge with views over the open countryside.

LOCATION

The land is located off the old bridge that crosses the River Aire off the Broughton Road near to the junction with the A59. A 'For Sale' board marks the entrance.

VIEWING

The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

TENURE

There is a Grazier occupying the land at present and the current Grazing Licence ends on the 28th February 2024. Therefore freehold and vacant possession can be granted no earlier than the 1st March 2024. .

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.

There is third party access from the field gateway along the river edge to the railway underpass. Interested parties should familiarise themselves with this route and how it may affect their potential future use.

There are no fishing or sporting rights included with the sale.

BASIC PAYMENT SCHEME & STEWARDSHIP

The land is registered with the Rural Payments Agency. The Vendor has claimed for the 2023 scheme year and will retain all de-linked payments. There will be no live Countryside Stewardship Schemes affecting the land at the time of the sale.

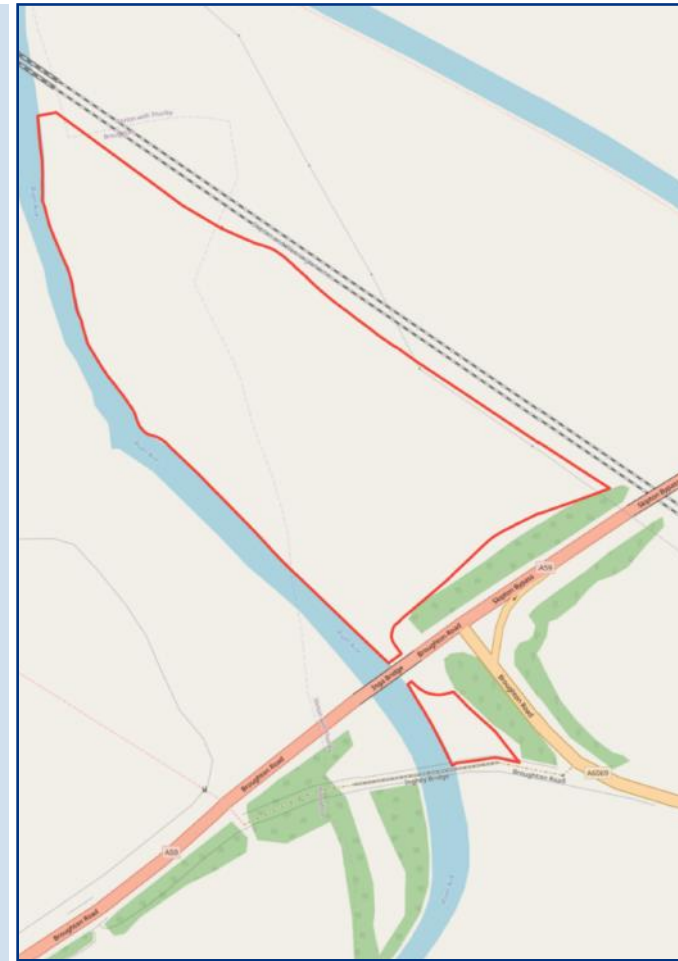
OFFERS & ENQUIRIES

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: September 2023

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.



Not to scale—for identification purposes

