



Land at Springs Wood

Littondale

Land at Springs Wood

Litton, Skipton, North Yorkshire, BD23 5QJ

32.45 hectares (80.20 acres)

Guide Price: £150,000 to £170,000

DESCRIPTION

Boasting some of the best views in the dale, this beautiful piece of land is made up of upland, calcareous grassland above the moorland line, and ancient semi-natural woodland below. All the four parcels are enclosed by drystone walls, characteristic of the Littondale walls and barns conservation area, in which the land is situated.

Set within the Yorkshire Dales National Park and having had 30 years of environmental land management, this must offer opportunities for natural capital and biodiversity net gain. Subject to necessary surveys the land has obvious potential for the creation of deciduous woodland and the lucrative grants associated there with.

With direct frontage onto the public highway, the land rises steeply up the valley side from 250 meters above sea level then plateauing out before reaching 420 meters at the most northerly point.

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 entered into a Higher Tier Countryside Stewardship Agreement, details of which can be obtained from the selling agents. This scheme can be transferred to the purchaser.

WATER AVAILABILITY

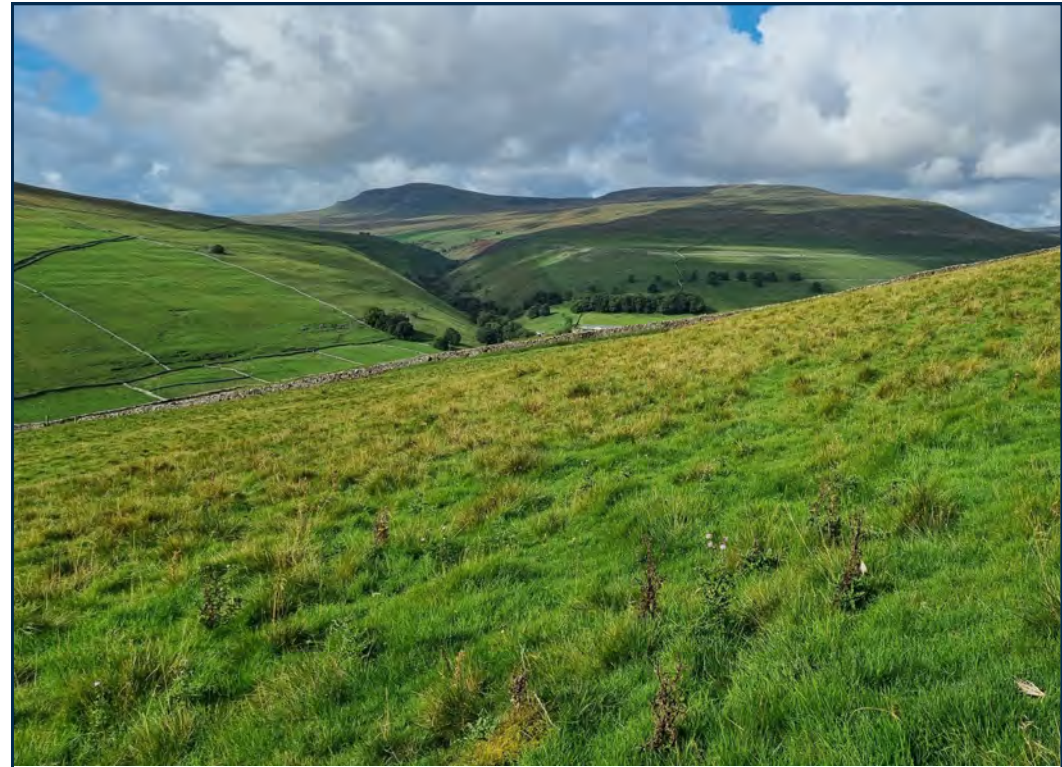
The land has natural water rising although the two lower fields are run together during drought conditions.

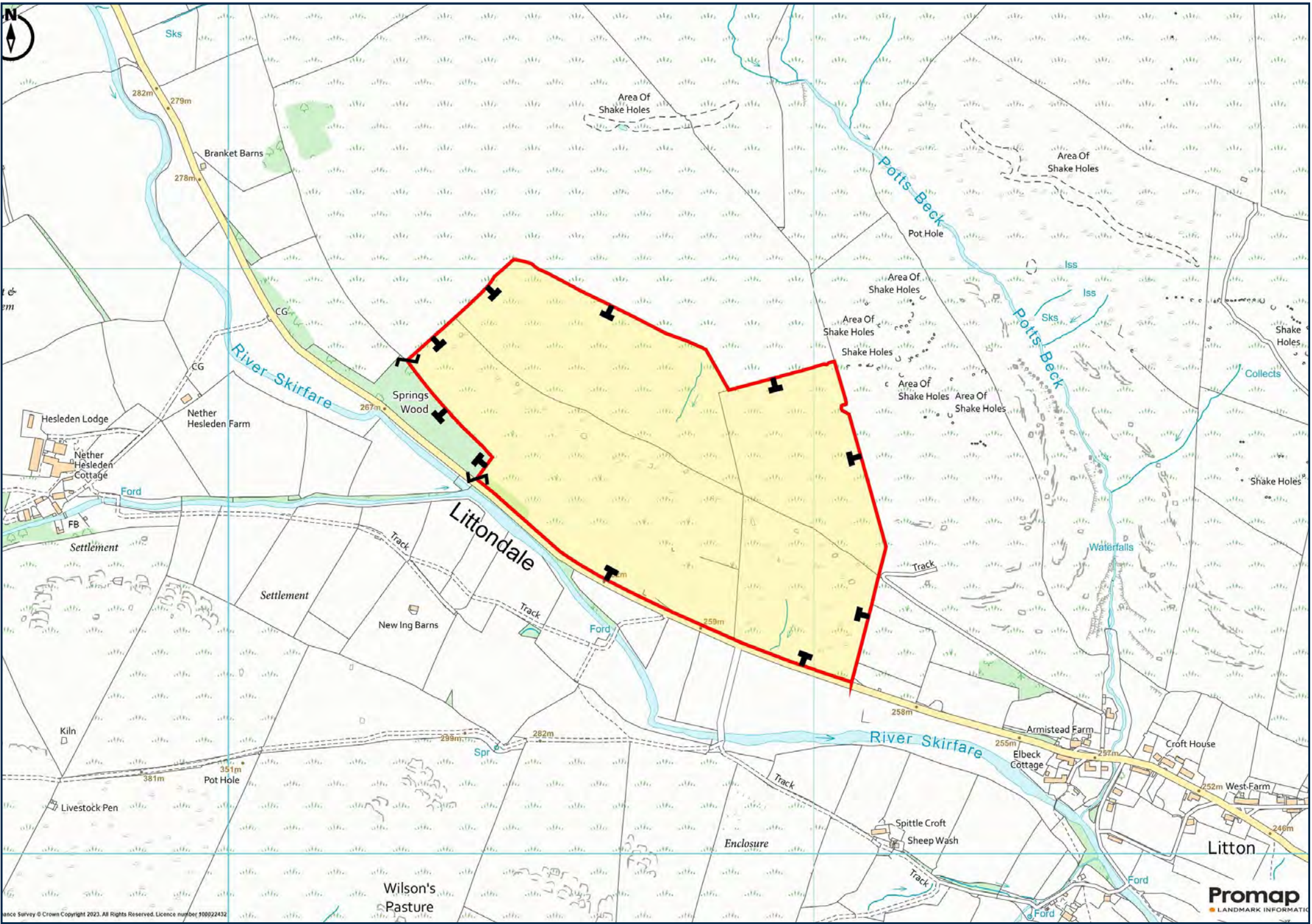
WAYLEAVES, EASEMENTS & RIGHTS

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.





Wilson's
Pasture

TITLE

The land is registered under title number NYK64108.

OFFERS

The property is for sale as a whole however, the vendor would consider offers for individual lots.

VIEWING

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

WHAT3WORDS

///ghost.podcast.altering

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

John Spencer
McGarry & Co
Grassington
Skipton
BD23 5NQ

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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.



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