



Land at Yarnbury

Grassington



Land at Yarnbury

Grassington, Skipton, BD23 5EQ

Guide Price: £440,000 for the whole

DESCRIPTION

Offered for sale as a whole or in lots, this substantial block of limestone pasture surpasses expectations. Enclosed by impressive stone walls, and with natural water in all parcels, the land has significant agricultural potential.

Having all been farmed as one block, there is a solid stone track to the centre where there is a sophisticated set of sheep and cattle handling pens. The gates are orientated so that all the parcels can be gathered back to this central point.

The land is rich in history having been formerly mined as part of the Grassington Moor Lead Mines there is still evidence of shafts and spoil heaps throughout.

The land is host to a range of red list flora and fauna with obvious potential for biodiversity enhancement. The extensive areas of calcareous grassland have been subject to conservation grazing through Agri-Environment Schemes over the last 20 years. There is significant potential for further enhancement of breeding wader habitat through the creation of scrapes. In addition to the potential revenue through Agri-Environment, the land also has potential to offer lucrative opportunities through other Natural Capital.

The land has frontage onto Grassington Moor Road and access from Bare House Lane and Intake Lane.

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 subject to a Countryside Stewardship Mid Tier agreement on some of the parcels which generates an income of c. £5,203 per annum. This can be transferred to the purchaser or annulled. The scheme is due to expire on 31/12/2025.

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.

Field No	Description	Area	Current Mid Tier
Lot 1			
£155,000			Option
SE 0166 1626	Pasture	17.79 acres	UP1
SE 0166 0149	Pasture	19.25 acres	UP1
SE 0166 0220	Pasture	43.42 acres	UP1
SE 0065 8790	Sheep Pens	0.40 acres	-
	Total:	80.85 acres	£1,465
Lot 2			
£155,000			
SE 0065 7618	Pasture	7.36 acres	-
SE 0065 7863	Pasture	13.86 acres	UP2
SE 0066 6329	Pasture	34.82 acres	UP2
	Total:	56.04 acres	£2,384
Lot 3			
£100,000			
SE 0065 9870	Pasture	10.03 acres	UP2
SE 0165 1855	Pasture	17.62 acres	UP2
	Total:	27.65 acres	£1,354
Lot 4			
£30,000			
SE 0165 0882	Pasture	10.65 acres	-
SE 0165 3364	Pasture	1.43 acres	-
	Total:	12.08 acres	-
	Total:	176.63 acres	£5,203

Lot 1

80.85 acres

Guide Price: £155,000

DESCRIPTION

This extensive piece of upland pasture is full of character. Mainly calcareous grassland with pockets of acid grassland supporting dwarf shrub in places, this offers an interesting habitat.

Enclosed by substantial drystone walls, and featuring a perfect cross field wall, the land is well sheltered despite it's elevated position.

Ranging from 340-400 metres above sea level, the land boasts fantastic views of Wharfedale, Littondale and beyond.

Throughout the centre of the land are spoil heaps and shafts from the Grassington Moor Lead Mines, notably the Good Hope Shaft rises in this lot.

This lot includes a substantial livestock handling facility suitable for both sheep and cattle. This extends to gathering and holding areas, races and side pens and loading facilities, representing a significant asset.

ACCESS

This lot will have access over lot 4 via a metaled track terminating at the livestock pens. In addition there is a secondary access via Bare House Lane which runs along the north western edge of the land.

The buyer of lot 2 will have a right of access with or without vehicles through the livestock pen.

STEWARDSHIP

This lot is classed as Moorland, and subject to open access under the Countryside Right of Way Act 2000. The land would qualify for UP2 - Management of rough grazing for birds, which would generate an annual income of £3,960 per annum. This could be enhanced with supplements suited to individual farming requirements.

WATER AVAILABILITY

There are two natural ponds within the lot which provide water throughout the year.

SPORTING RIGHTS

The sporting rights will be included in the sale. Whilst the land has not been managed for sporting purposes there are brown hare, grey partridge and red grouse resident.



Lb2

56.04 acres

Guide Price: £155,000

DESCRIPTION

Classified as Severely Disadvantaged below the moorland line, this block is sweet limestone grazing. Identified on maps as "Sweet Side" locally this area is known as healthy livestock rearing pasture.

Laid out as a long thin strip, the lot is split into three parcels which get larger in size as they go up the hill. Rising from 310 metres above sea level, the land tops out at 372 metres above sea level.

Stone built and with a stone slate roof stands a small hogg house, historically used as an aid at lambing time. This shelter remains in good condition.

Looking North there are views to Bare House and Conistone Moor, and to the west the confluence of Littondale and Wharfedale. To the south are views of the Cracoe Reef Knolls and Rylstone Cross beyond.

ACCESS

This lot will have access over lot 4, and through the livestock pen in lot 1 and across title NYK283537 as shown by the dashed track on the plan. In addition there is a secondary access via Intake Lane from Grassington, crossing title NYK280279.

STEWARDSHIP

Part of this lot is subject to open access under the Countryside Right of Way Act 2000. The land would qualify for GS5 - Permanent grassland with very low inputs in SDAs, which would generate an annual income of £3,427 per annum. This could be enhanced with supplements suited to individual farming requirements.

WATER AVAILABILITY

There are two natural ponds in the top parcel. There is a natural spring within the bottom parcel which provides water throughout the year.

SPORTING RIGHTS

The sporting rights will be included in the sale. Whilst the land has not been managed for sporting purposes there are brown hare, grey partridge and red grouse resident.



Lot 3

27.65 acres

Guide Price: £100,000

DESCRIPTION

Fronting onto Moor Lane, this lot is a versatile piece of pasture land, changing from acid grassland to sweet limestone pasture.

Split into two parcels of similar area, each with water, the block can be easily managed.

STEWARDSHIP

Part of this lot is subject to open access under the Countryside Right of Way Act 2000. The land would qualify for GS5 - Permanent grassland with very low inputs in SDAs, which would generate an annual income of £1,690 per annum. This could be enhanced with supplements suited to individual farming requirements.

SPORTING RIGHTS

The sporting rights will be included in the sale. Whilst the land has not been managed for sporting purposes there are brown hare, grey partridge and red grouse resident.



Lot 4

12.08 acres

Guide Price: £30,000

DESCRIPTION

Rich in history, the part that this land played in the Grassington Moor Lead Mines, shapes its surface today. The extensive spoil heaps have been a ready source of material for the extensive roads, turning areas, and feed pads which are now situated on the land.

Whilst the land is not highly productive during summer months, it offers the perfect area for supplementary feeding in winter months, being free draining and sheltered from all sides.

Outside agriculture the land is rich in history, but also unique in terms of flora. The spoil heaps create microhabitats supporting their own unique plant colonies and associated invertebrates.

ACCESS

With direct access from Grassington Moor Lane, a metaled track runs the length of the parcel. At various points there are parking and turning areas, and with aggregate onsite this infrastructure has been well maintained.

The buyer of lot 1 and lot 2 will have a right of access with or without vehicles to pass and repass along the track.

STEWARDSHIP

This lot is not subject to open access under the Countryside Right of Way Act 2000. The land would qualify for entry into Countryside Stewardship subject to management practices.

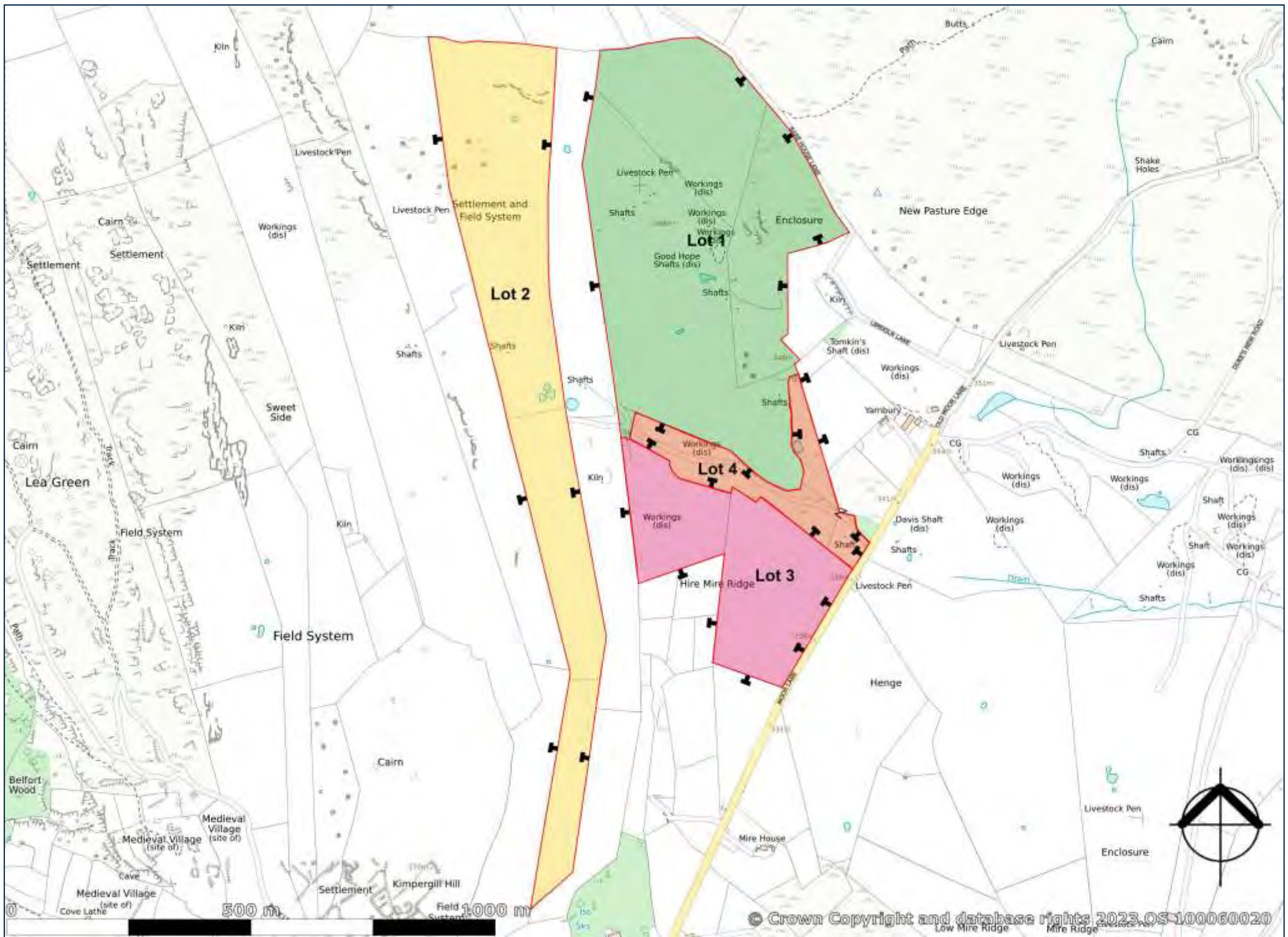
WATER AVAILABILITY

There is natural water within the parcel.

SPORTING RIGHTS

The sporting rights will be included in the sale. Whilst the land has not been managed for sporting purposes there are brown hare, grey partridge and red grouse resident.





VIEWING

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

WHAT3WORDS

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OFFERS & ENQUIRIES

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

joanna.townley@wbwsurveyors.co.uk

SOLICITORS

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Details prepared: September 2023



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