



**Land off Eshton Road  
Gargrave**



# Land off Eshton Road

## Gargrave, BD23 3QB

20 hectares (49.3 acres)

**Guide Price: £600,000**

### DESCRIPTION

The land offered for sale comprises of approximately 20 hectares (49.3 acres) of pasture land that was previously part of the historic Eshton Hall Estate. The land is punctuated with a variety of large mature trees, typical of estate parkland and split by a wire fence.

The land benefits from good highway access to each field and a livestock handling system, located adjacent to the highway, serves both parcels of land.

The railings to the east of the land lining Eshton Road are Listed and all trees are protected by Tree Preservation Orders.

### WATER SUPPLY

There is a field trough supplied by Winterburn Reservoir in the north east corner of the land and a natural spring serves the field to the west.

### TENURE

The land is offered for sale freehold and vacant possession will be given upon completion of the sale.

### 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 a public footpath that crosses the land as well as others in close proximity and interested parties should familiarise themselves with these and how it may affect their potential future use of the land.

### BASIC PAYMENT SCHEME AND 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. The land is not registered under any Countryside Stewardship schemes.

### SPORTING RIGHTS

The sporting rights are owned by a third party and are not included within the sale.





## VIEWING

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

## WHAT3WORDS

///bowls.slowly.disengage

## OFFERS AND 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 to raise any queries please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

## SOLICITORS

Janine Eaglesfield  
AWB Charlesworth Solicitors  
21-23 Otley Street  
Skipton  
North Yorkshire  
BD23 1DY

Details prepared: October 2023



Skipton Auction Mart

Gargrave Road

Skipton

North Yorkshire

BD23 1UD

Tel: **01756 692 900**

**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

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**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.

