



**1.99 Acres (0.806ha) of Woodland at
Grassington Bridge, Threshfield, Skipton**

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Threshfield

Skipton

BD23 5ER

Guide Price: £25,000

Description

A parcel of semi-mature deciduous woodland with a small stone built store place.

Location

The woodland is located in a prominent position overlooking Grassington village in the heart of the Yorkshire Dales, at the eastern edge of Threshfield before crossing Grassington Bridge. Less than 2% of the Yorkshire Dales National Park is broadleaf woodland, making this a very rare opportunity.

Tenure

We understand the property is held freehold with the benefit of vacant possession, although we have not had sight of the title deeds.

Preservation Orders

We understand the wood is subject to a Woodland Tree Preservation Order. Further information can be obtained from the Yorkshire Dales National Park Authority. Tel: 01969 652350. Interested parties should make their own enquiries as deemed appropriate.

Local Authority

The property is located within the administrative district of the Yorkshire Dales National Park.

Prospective Purchasers should make their own enquiries of the Local Authority depending upon their proposed use. Yorkshire Dales National Park Planning Department: 01969 652350.

Wayleaves, Easements & Rights of Way

The property is sold subject to all wayleaves, easements and rights of way. There is a BT pole on the land and a small building owned by United Utilities which houses a National Grid gas governor, with a right of way to the building from the gate on the B6265.

Fishing Rights

The fishing rights in the River Wharfe are retained by the Linton, Threshfield and Grassington Angling Club who also reserve a right of access to the river bank via a gate in the south eastern corner of the woodland, from the B6265. The Angling Club is prepared to grant a personal licence to the Purchaser for the right to fish the River Wharfe with one rod from the woodland.

Viewing

The wood may be viewed during daylight hours in possession of a copy of these particulars. Viewing is entirely at the own risk of prospective Purchasers.

Offers and Enquiries

Offers are invited for the woodland 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 or Simon Smith.

Details prepared: November 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.

