

# Land off Edge Lane Long Preston



# Land off Edge Lane, Long Preston, Skipton North Yorkshire, BD23 4QH

Guide Price: £25,000

## DESCRIPTION

A opportunity to purchase a strip of productive pasture land close to the village of Long Preston extending to circa 2.56 acres (1.04 hectares). The land has a southerly aspect and has been used as grazing for livestock. Access is via a gateway from Edge Lane and water is provided by a spring supply. The boundaries are substantial drystone walls and are in a good condition.

## ACCESS

Access is off Edge Lane which is a metalled track from the centre of Long Preston.

## RIGHTS OF WAY, EASEMENTS & WAYLEAVES

There is a public footpath crossing the South West boundary and interested parties should familiarise themselves with its location and how it may affect their intended use of the land. The property is sold subject to and with the benefit of all easements and wayleaves as may currently exist.

## BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for BPS and the Vendor will retain the de-linked payments. The land is not part of a Countryside Stewardship scheme.

## TENURE

The land is sold freehold and vacant possession will be given upon completion.

## METHOD OF SALE

The land is offered for sale by private treaty. The Vendors reserve the right to conclude the sale by any suitable method.

## VIEWING

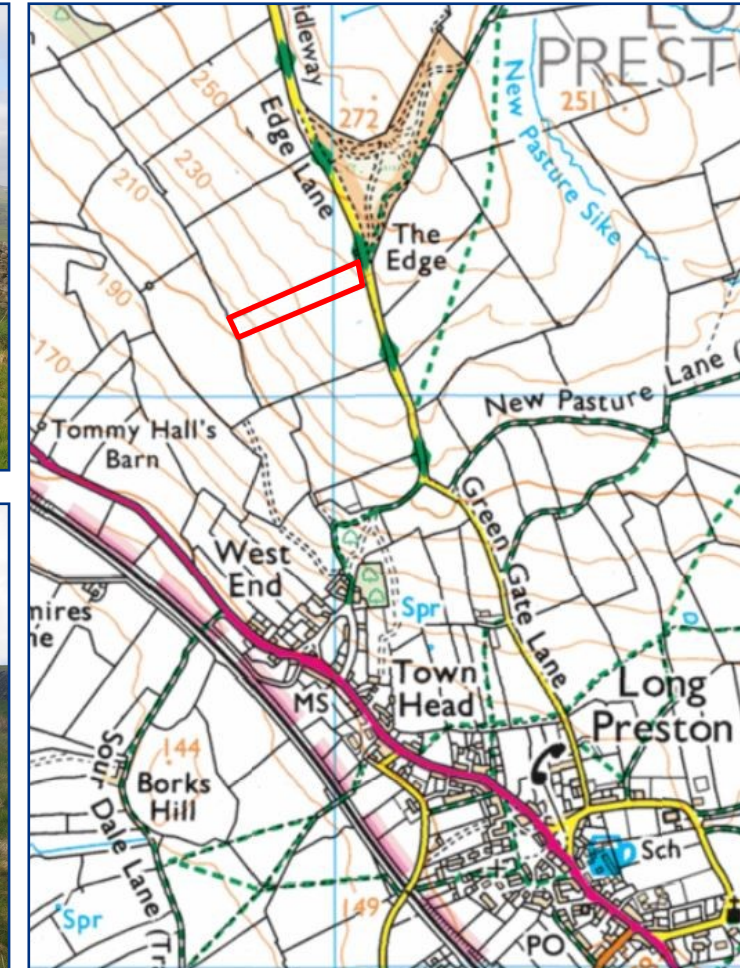
The land may be viewed at any reasonable time during daylight hours upon receipt of these sales particulars. Viewing is entirely at your own risk

## FURTHER INFORMATION

The land is offered for sale and offers are invited. For further information or to make an offer please contact David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details Prepared: April 2024



Not to scale—for identification purposes only



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: 01756 692 900

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

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.