

In the estate of the late Stanley Wilkinson

BURN BRIDGE

Nr. HARROGATE

Particulars of

**AGRICULTURAL GRASSLAND  
and  
WOODLAND PLANTATION  
Total 14.53 acres**

Situated at

**BRACKENTHWAITE LANE,  
BURN BRIDGE  
Nr. PANNAL  
HARROGATE  
HG3 1PG**

**FOR SALE FREEHOLD**

**OFFERS INVITED**

**DESCRIPTION**

The land comprises a meadow field of 2.09 acres, together with a plantation of conifer woodland of 12.44 acres, known as The Warren, together as shown edged red on the attached plan. It is bounded by a mixture of stone walls, fences and hedges, and has a natural water supply.

The woodland is principally larch, which was planted in the 1960s.

There has recently been some unauthorised activity within the woodland by unknown third parties, which has resulted in the creation of an off-road mountain bike track. The existence of this track may provide an opportunity for the new owner to formalise a commercial recreational use of the woodland, with scope to provide car parking in part of the field (subject to the usual planning permission requirements).

**ACCESS**

The property has direct access from Brackenthwaite Lane.



Tel: 01943 462265

**F. M. LISTER & SON**  
Manor Square, Otley LS21 1QR

Fax: 01943 850682



## **TENURE**

The land is freehold. Vacant possession will be given on completion.

There is a public footpath (not a bridleway) through the woodland.

## **SERVICES**

No mains services connected, although electricity apparatus passes over the field.

## **RURAL PAYMENTS AGENCY**

The grassland is registered on the Rural Land Register.

## **VIEWING**

The land may be inspected at any time when carrying a copy of these particulars. Please be aware that livestock may be in the field.

## **OFFERS**

Offers are being invited for the woodland and field as one lot, and should be made in writing to the agents.

## **DIRECTIONS**

**If travelling on the A61 Harrogate Road**, take Burn Bridge Lane. At the small triangular road junction after the railway bridge, turn left into Brackenthwaite Lane. Proceed down and over the beck and then after approximately 200m, the property will be found on the left hand side, just beyond the first houses.

**From the North Rigton to Beckwithshaw road in the west**, take Brackenthwaite Lane and follow it downhill for approximately 2.8km, where the property will be found on the right hand side (opposite Maw Hill Farm).

**(what3words: ///obliging.redeeming.other)**

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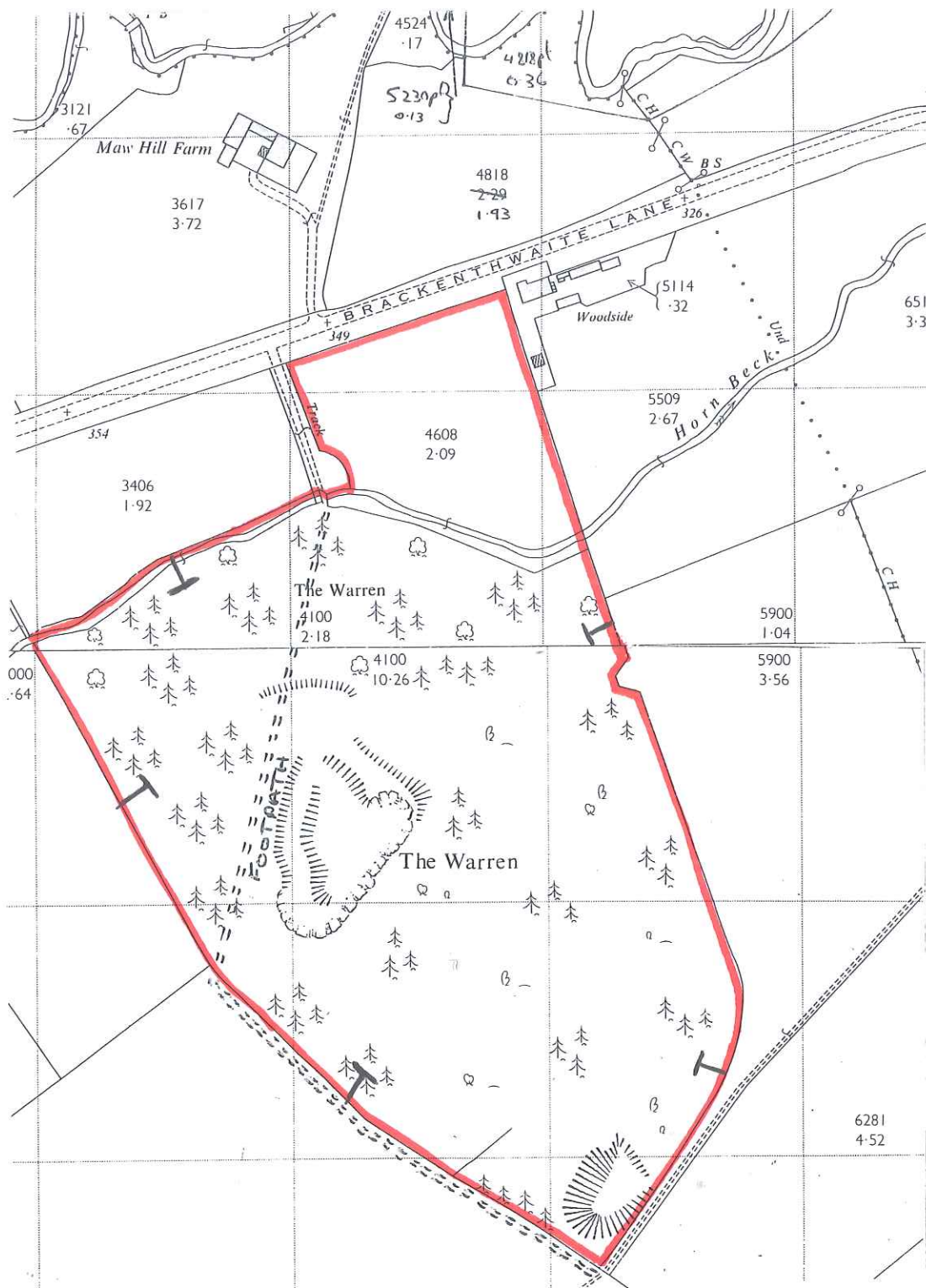
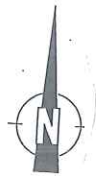
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Unless otherwise stated all prices and rents are quoted exclusive of VAT.

### **Consumer Protection from Unfair Trading Terms Regulations 2008**

#### **Business Protection from Misleading Marketing Regulations 2008**

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Chartered Surveyors  
OTLEY, YORKSHIRE, LS21 1QR

Scale 1:2500