



30.20 Acres (12.22 Ha) approx. at Yarnbury
Grassington | Skipton

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Yarnbury

Moor Lane, Grassington, Skipton, BD23 5EQ

GUIDE PRICE £100,000

LOCATION

The land lies approximately 1.6 miles to the north of the sought-after village of Grassington, approximately 10 miles north of Skipton and approximately 11.4 miles northwest of Bolton Abbey.

DESCRIPTION

The 30.2 acres approx. is productive ground for the grazing of livestock it host a variety of upland bio diversity and will see fit for a diverse range of modern farming practices, be that the traditional grazing or supporting new emerging practices of re wilding or carbon offsetting.

According to the Provisional Agricultural Land Classification the land is classed as Grade 5, Soilscapes describes the land as "Slowly permeable wet very acid upland soils with a peaty surface".

The land has varying topography and features due to the history of mining in the area. The dew pond has previously been used to supply a former steam engine with water and aid a historical mining operation. Additionally, there is a Lime kiln and several water troughs both plastic and stone.

ACCESS

This lot will have access over adjacent parcels of land across title NYK283409 as shown by the area shaded brown on the attached plan.

DIRECTIONS

From Grassington, head north-east following Moor Lane for approx. 1.2 miles. There is then a left turn onto the track to access the land, before reaching Yarnbury.





SPORTING & MINERAL RIGHTS

The sporting and mineral rights are included in the sale so far as they are owned or exist.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

SERVICES

There are no services connected to the property, but the land does have natural spring water.

ENVIRONMENTAL SCHEMES

The land is currently entered in to a countryside stewardship (middle tier) agreement.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property

LOCAL AUTHORITY

Noth Yorkshire Council

METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

VIEWING

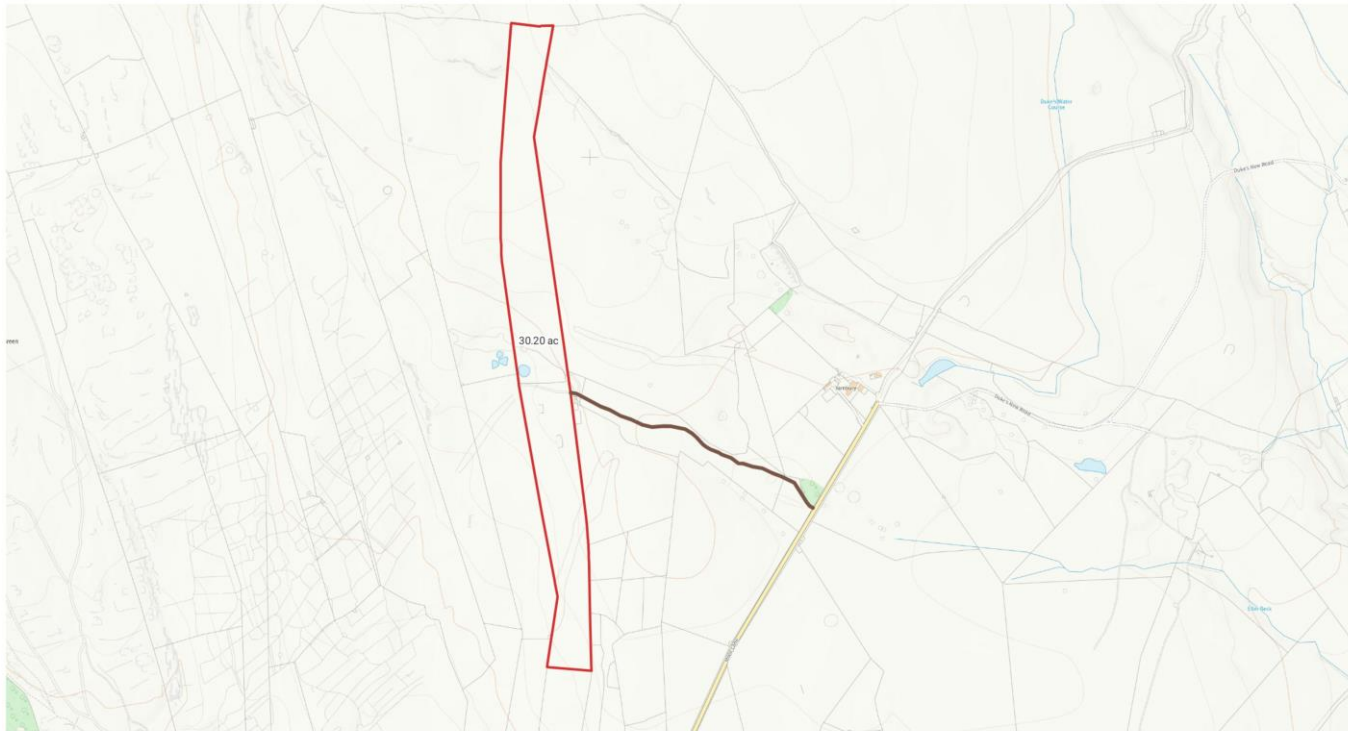
Strictly through the selling agents, Lister Haigh's Knaresborough office 01423 860322.

WHAT3WORDS

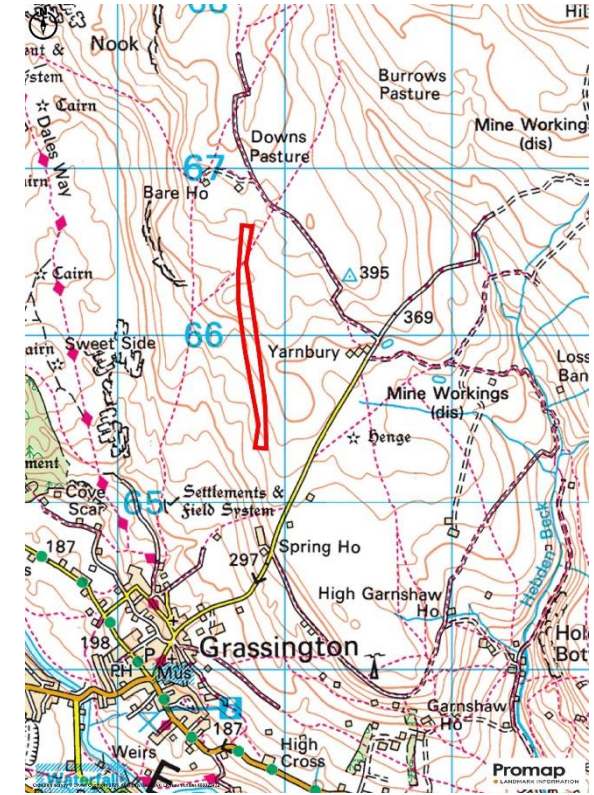
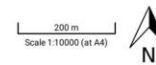
[///wordplay.coconut.cages](http://wordplay.coconut.cages)

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Land App plan. The areas given may vary from Rural Land Register plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans are for identification purposes only and areas are approximate and subject to the verification in the title documents.



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