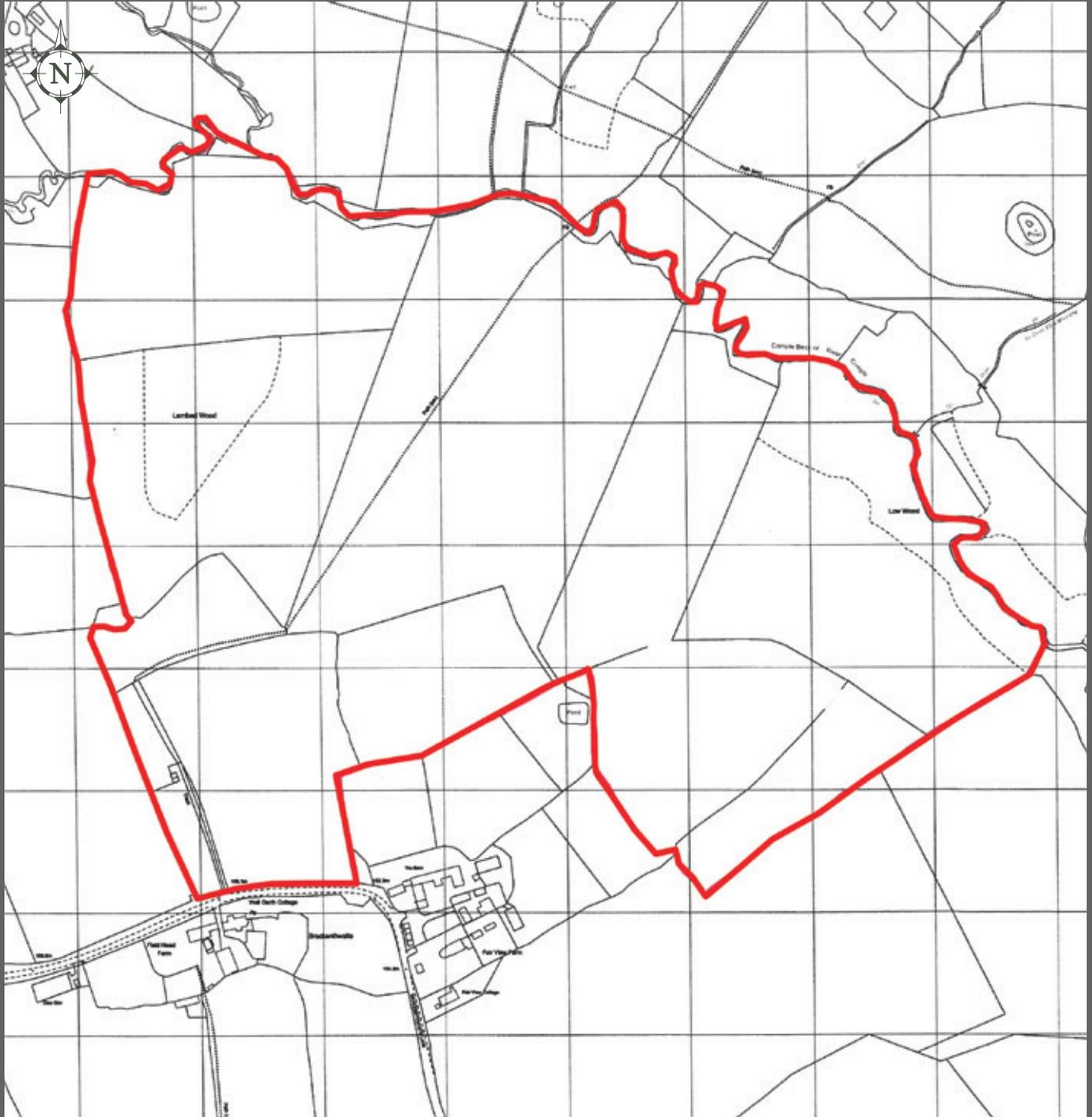


# Land off Brackenthwaite Lane

Brackenthwaite, Burn Bridge,  
Harrogate, North Yorkshire HG3 1PQ



A ring fenced block of grassland, with some woodland, extending to  
78 ACRES or thereabouts

For Sale by Private Treaty

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## Situation and Description

The land is situated at Brackenthwaite, close to the village of Burn Bridge, within 4 miles of Harrogate Town Centre.

The land has road frontage to, and takes its access from Brackenthwaite Lane. It lies within a ring fence and slopes down to Crimple Beck, which forms its northern boundary.

The land in total extends to 78.38 acres (31.73 hectares), and is currently all laid to pasture. There are two wooded areas, Lambert Wood (2.69 acres) and Low Wood (3.56 acres). The whole is shown edged red on the plan attached for identification.

Considered suitable for grazing, equestrian, biodiversity net gain and some recreational uses, the land is offered on the open market for the first time in 70 years.

## Footpaths and Rights of Way

A public footpath crosses the land and runs from Brackenthwaite Lane down to, and crossing a footbridge at Crimple Beck.

## Sporting Rights

All sporting rights are in hand and will transfer to the purchaser.

## Entitlements

The land is sold with no entitlements and is not the subject of any SFI schemes.

## Services

There are no mains services attached. There is a natural spring fed water supply, together with Crimple Beck.

## Tenure

The property is Freehold and will be sold with vacant possession upon completion. Completion date is to be agreed but will not be before November 2024.

## Method of Sale

The property is to be sold by Private Treaty and will be handled by Richard Waring. All enquiries should be made via:

richard@thomlinsons.co.uk or  
Thomlinsons, 24 High Street, Wetherby - T: 01937 582748

## Viewing

By appointment with the Selling Agents.



**Important Notice 1.** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

24 High Street | Wetherby | West Yorkshire | LS22 6LT  
richard@thomlinsons.co.uk

