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DAVID HILL



1.78 Hectares (4.40 Acres) Heslaker Lane BD23 3AB

A useful parcel of productive level meadowland with good access, conveniently located just 1 mile to the north of the popular village of Carleton close to the market town of Skipton

Guide Price £55,000

1.78 Hectares (4.20 Acres) Heslaker Lane BD23 3AB

• Carleton 1 mile • Skipton 3 miles • Keighley 12 miles • Colne(M65)11 miles

Location

The plot is situated to the north of the village Carleton with frontage and direct access from Heslaker Lane, easily accessible from the A59 and the nearby market town of Skipton.

Description

The land extends in total to 1.78 hectares (4.20 acres) comprising two productive, level meadows separated by an old ditch line. Each meadow has a separate access from Heslaker Lane with a track extending along the northern edge of one meadow providing access to neighbouring land.

Boundary structures are a combination of post and wire and post and rail with some hedging and are currently in a stock proof condition.

The land benefits from access to a reliable natural water source and the land is not crossed by any public footpaths

NOTE:

There is currently no boundary structure in place along the westerly boundary line. This will be the responsibility of the new purchaser to erect.

We understand the land is prone to seasonal flooding.

The land will be of particular appeal to those with equestrian, hobby farming and conservation interests, as well local commercial farmers and landowners.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Viewing

The land can be viewed during daylight hours at your convenience. Please take a set of sales particulars with you.

Tenure

Freehold.

Directions

From Skipton town centre and the roundabout at the top of the High Street take the B6265 onto Grassington Road and continue to the next roundabout taking the second exit onto A59. At the next roundabout take the third exit (A59) and continue for about 1 mile turning left onto Heslaker Lane signed Carleton. Follow Heslaker Lane for 0.7 miles where the land can be found on the right. A David Hill for sale sign has been erected.





Funkirk Farm

96.0m

Crock.
Farnhill Co.
Rombalds Cottas
Dancilfr Cottage
Pinhaw Cottage
Sharphaw Cottage

CG

FB

Busky Beck

94.5m

Track

Drain

Dismantled Railway

Post



The New Ship, Mill Bridge, Skipton, BD23 1NJ

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