

## LAND AT FOURLANDS

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Bentham, North Yorkshire

For Sale as a whole by Informal Tender

An opportunity to purchase a ring fenced block of meadow and pastureland with good roadside access and 360m of river frontage. Extending to approximately 18.70 acres (7.57 hectares).

Perfect for a smallholder, farmer, equestrian users or someone who wants their own piece of England!

Offers to be submitted no later than **12 noon on Friday 3 July 2026.**





### **Location**

The land at Fourlands is located approximately 1.5 miles to the north of the village of Bentham and approximately 1.5 miles to the east of the village of Burton in Lonsdale.

### **Description**

Set within a ring fence, the land extends to approximately 18.70 acres (7.57 hectares) of meadow and pastureland with good roadside access taken off Bentham Road. The land is in good heart and is enclosed by drystone walls, fencing and hedges and contains a natural water supply.

This sale offers potential agricultural, equestrian, amenity, biodiversity or environmental opportunities.

### **Method of Sale, Tenure and Possession**

The land is for sale freehold with vacant possession.

The land is offered for sale as a whole by Informal Tender. Best and Final Offers to be submitted no later than **12 noon on Friday 3rd July 2026**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Fourlands - Tender' for the attention of Emily Ward.

### **Wayleaves, Easements and Rights of Way**

The property is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed Easements and Wayleaves, whether referred to in the particulars or not.

A public footpath crosses part of the land..

### **Fixtures and Fittings**

All gates will be included in the sale.

### **Basic Payment Scheme Entitlements**

There are no de-linked payments to be transferred to the successful purchaser.

### **Environmental Stewardship Schemes**

The land is not contained within any stewardship schemes.

### **Sporting Rights**

Sporting Rights are included in the sale.

**Timber and Mineral Rights**

The Timber and Mineral Rights are included in the Freehold sale in so far as they are owned.

**Local Authority**

North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
Skipton  
North Yorkshire  
BD23 1FJ

Tel: 0300 131 2 131

**Services**

The land has the benefit of a natural water supply.

**Viewing**

The land may be viewed during normal daylight hours, subject to any person being in possession of a copy of the sales particulars and having notified the selling agents.

**Health and Safety**

All viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

**Money Laundering**

Prospective purchasers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; by calling into the agents' office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the proof of funding as part of the agents' offer procedure.



Lane House, Kendal Road  
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davis &  
bowring



### Directions

From Bentham, head north up Robin Lane for approximately 1 mile to the crossroads. Go straight over, onto Bentham Road and follow for roughly 0.3 miles. The land is located on the left hand side. what3words: ///toasted.headlines.offhand

IMPORTANT - Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.