

LAND AT BULLPOT

near Casterton, Yorkshire Dales National Park

For Sale as a whole by Informal Tender

An opportunity to purchase a ring fenced block of upland pasture with good roadside access extending to approximately 37.98 acres (15.37 hectares).

Of interest to agricultural, amenity, biodiversity and environmental purchasers.

Offers to be submitted no later than **12 noon on Friday 26th June 2026.**





Location

The land at Bullpot is located approximately 1.7 miles to the east of the village of Casterton and approximately 4 miles to the east of the market town of Kirkby Lonsdale.

Description

Set within a ring fence, the land extends to approximately 37.98 acres (15.37 hectares) of upland pasture land with roadside access taken off Fell Lane. The land is classified by the Former Ministry of Agriculture and Fisheries as being Grade 5. The land is in good heart and is enclosed by drystone walls and contains a natural water supply.

This sale offers potential agricultural, 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 26th June 2026**. Prospective purchasers should submit a completed tender form to the selling agent Davis & Bowring in a sealed envelope marked 'Land at Bullpot - Tender' for the attention of Emily Ward/Sam Johnson.

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.

Fixtures and Fittings

All gates will be included in the sale. The land also contains a sheep handling pens to the left of the gateway.

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 environmental stewardship schemes.

Sporting Rights

The Sporting Rights are included in the sale in so far as they are owned.

Timber Rights

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

Local Authority

Yorkshire Dales National Park Authority
Yoredale
Bainbridge
Leyburn
Yorkshire
DL8 3EL

Tel: 0300 456 0030

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 source of funding as part of the agents' offer procedure.



Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74433

Emily.wardn@davis-bowring.co.uk

015242 74421

sam.johnson@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring



Directions

From Kirkby Lonsdale take the A65 east for approximately 0.5 miles. After passing over the bridge, take the left turning onto the A683 and continue for approximately 0.8 miles. Take the right hand turn up Colliers Lane, continue straight at the cross roads onto Gatesheads brow. At the next crossroads, continue straight on onto Fell Road, continue up Fell Road for approximately 1 mile until you reach a sharp left hand bend, the field is located on the right hand side of the road. *What3words: ///quicksand.incomes.diver*

IMPORTANT - Davis & Bowring, for themselves and for the vendors of 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.