

An aerial photograph of a rural landscape. A large area of land is outlined in red, spanning across several green fields. To the right of the outlined area, there is a small cluster of buildings and a road. The text "Arncliffe Cote" is visible near this cluster. The overall scene is a mix of green fields and some rocky or bare ground.

Arncliffe Cote

Land To Let
Arncliffe Cote, Arncliffe



TO LET - Land at Arncliffe Cote, Arncliffe, Nr Skipton, BD23 5PY

OFFERS INVITED FOR 234.79 acres (95.02 ha)

The land is available from the 1st May 2025 under a 5 Year FBT and after considering the following details interested parties are invited to make an offer for the land.

DESCRIPTION

The land comprises a mix of pasture and rough grazing and access is via a track from Arncliffe Cote. Drystone walls enclose the land and there is one dividing wall that splits the land in two to aid grazing and stock management. Water is from natural sources.

ENVIRONMENTAL STEWARDSHIP (HLS) AND SFI

The Landlord has entered the land into the above schemes and it will be subject to them for the duration of the Tenancy. All rights are reserved to make changes or enter other schemes as appropriate. Full details of the existing schemes and associated restrictions including the stocking calendar are available in the accompanying document and interested parties should familiarise themselves with these and must be able to adhered to them at all times. Note that grazing with cattle is mandatory under the HLS and access must be granted for all relevant surveys under the SFI Notice will be given in advance of the survey dates.

ACCESS

Access is via a track through Arncliffe Cote Farm as shown in brown on the adjacent plan.

Details prepared: March 2025



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

REPAIRS AND MAINTENANCE

At the start of the tenancy all boundary walls will be in a good state of repair and then the tenant is responsible for their maintenance as well as vermin and weed control during their occupation. Details of wall maintenance responsibility is shown on the attached map.

VIEWING

The land may be viewed during daylight hours provided you have a copy of these particulars.

WHAT3WORDS

///TOOTHPICK.GONE.COCONUTS

OFFERS AND ENQUIRIES

To make an offer or for further enquiries please contact David Claxton at WBW Surveyors on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk



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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.