



**Land at Winterburn
Near Skipton**

Lot 1

Land at Winterburn, Skipton, North Yorkshire BD23 3QL

Two parcels of land available for sale

LOT 1 - approx. 2.61 acres (1.06 ha)
Guide Price: £20,000

LOT 2 - approx. 0.93 acres (0.38 ha)
Guide Price: £15,000

DESCRIPTION

An exciting opportunity to purchase small blocks of farmland located within the Yorkshire Dales National Park. The land presents a number of opportunities including continued use in agriculture, recreational use or for environmental and conservation purposes subject to any necessary consents.

ACCESS

There is access to Lot 1 off Winterburn Lane via the route shown edged green on the accompanying plan. Lot 2 is accessed directly off Hills Lane.

TENURE

The land will be sold freehold and vacant possession will be granted upon completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. Interested parties should familiarise themselves with local footpaths and rights of way and how they may affect their intended use of the land.

BOUNDARIES AND SERVICES

Both parcels of land are bounded by a mixture of drystone walls and hedges although the northern boundary of Lot 1 is

missing and will need to be reinstated to separate it from the adjacent land. Water to Lot 1 is from a natural supply and there is a drinking trough located in Lot 2.

VIEWING

Interested parties are asked to register their interest with the selling agents prior to viewing the land. Viewing is entirely at your own risk during daylight hours once in receipt of a copy of these particulars.

WHAT3WORDS

///hurtles.gone.install - access to Lot 1
///gates.hydration.clipped - Lot 2

OFFERS AND ENQUIRIES

Offers are invited for either parcel and the Vendor reserves the right seek best & final offers at any stage and to conclude the sale by any appropriate means. To make an offer or to raise any queries, please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk



Details Prepared: September 2025

