



Land off Thornton Lane

Kingsdale, Ingleton

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83.47 acres (33.78 hectares)

Guide Price: £170,000

DESCRIPTION

A rare opportunity to purchase a truly unique parcel of land in a beautiful part of the Yorkshire Dales National Park.

Rising from 270m AOD to 425m AOD the land transitions from species rich calcareous grassland to acid grassland to blanket bog as it heads up the southern slopes of Gagareth.

The land is nationally recognised as part of the Whernside Site of Special Scientific Interest and falls within the Kingsdale Limestone Pavement Order.

CAVES

Below ground the cave network known as Rowting Caves Gill extends through the land. This is made up of a series of limestone caverns which in a number of locations are open to the surface. The underground streams can be heard cascading through the cave network and spray vents to the surface through the limestone chambers.

STEWARDSHIP

The land is subject to a Higher Tier Countryside Stewardship Agreement Ref No 1590156. This Agreement commenced on 1st January 2024 and is a 10 year Agreement. The annual revenue payments are £1,857.84 and the scheme restricts grazing livestock numbers to 65 head of sheep or equivalent cattle from May to October, with no livestock on the land from November to April. The purchaser will have the option to take over the residue of the scheme and the annual payments will be apportioned according to the completion date.

LIVESTOCK PEN

Conveniently located next to Thornton Lane, the land benefits from a newly refurbished stone built pen with post and rail holding pen and timber gates.

TITLE

The land is included within registered Title No NYK515088 a copy of which can be requested from the Selling Agents.



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land has direct road frontage onto Thornton Lane which forms the southern boundary of the property. The land also has a Green Lane known as Turbary Road running through which leads from Masongill to Kingsdale Head and provides a secondary access point. The land is all classified as open access land under the Countryside Rights of Way Act 2000.

The land is sold subject to any and all preexisting rights and restrictions whether public or private. Water availability at the land benefits from a natural water supply at all times of the year.

TENURE

The land is sold with the benefit of vacant possession.

VIEWING

Please contact the office to arrange a viewing. Prospective purchasers view at their own risk. **WARNING** - Rowting Caves Gill has a series of open caverns, please take particular care to avoid these.

WHAT 3 WORDS

///allergy.bordering.cheese

BOUNDARIES

The boundaries are exclusively drystone walls. Repairing liabilities for the external boundaries are shown by an inward facing 'T' mark where known.

SOLICITORS

Cartmell Shepherd Solicitors
Viaduct House
Victoria Viaduct
Carlisle
CA3 8EZ

OFFERS

The land is offered for sale as a whole and offers are invited. To make an offer please contact Joanna Townley on 01756 692 900 or joanna.townley@wbwsurveyors.co.uk. The Seller reserves the right to proceed to best and final offers.



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83.47 acres of moorland in the heart of the Yorkshire Dales National Park.



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