

Land at Thorpe Nr Linton



Low Ground, Thorpe, Skipton, North Yorkshire

59.57 acres (24.10 hectares) of Mixed Meadow and Pasture land including a Fishing Bothy close to the River Wharfe and Fishing Rights.

Guide Price: £550,000 (for the whole)

DESCRIPTION

Located in the picturesque Yorkshire Dales, the land is just outside the hamlet of Thorpe close to the market towns of Skipton and Grassington and offers a fantastic opportunity to acquire a substantial block of good quality agricultural land with the benefit of a fishing bothy and river frontage to the River Wharfe including fishing rights. The land is connected to the B6160 Burnsall to Linton road and extends down to the river bank with approximately 950m of river frontage. Its current use is agriculture but it offers a wide variety of opportunities including continued use in agriculture, enhancement for wildlife, flora and fauna or recreational use subject to any necessary consents.

SERVICES

The land is watered by the River Wharfe. The fishing bothy has solar panels, a septic tank and a spring water supply from the nearby village of Thorpe.

THE FISHING BOTHY

The fishing bothy is a stone barn conversion with a stone slate roof and an open plan layout on the ground floor with a mezzanine floor above. Extending to approximately 69.82 square metres (751 square feet) the accommodation includes kitchen, shower room with toilet and log burner on the ground floor and storage and basic sleeping accommodation on the mezzanine above. Full details of the planning approval and accompanying Section 106 Agreement are available upon request.

FISHING RIGHTS

The fishing rights along the River Wharfe are included in the sale. These are currently let to the local angling club until 31st March 2028. Details of the licence and rental income received are available upon request from our office.

ACCESS

The land is accessed off the B6160 from Threshfield to Burnsall.

WHAT3WORDS

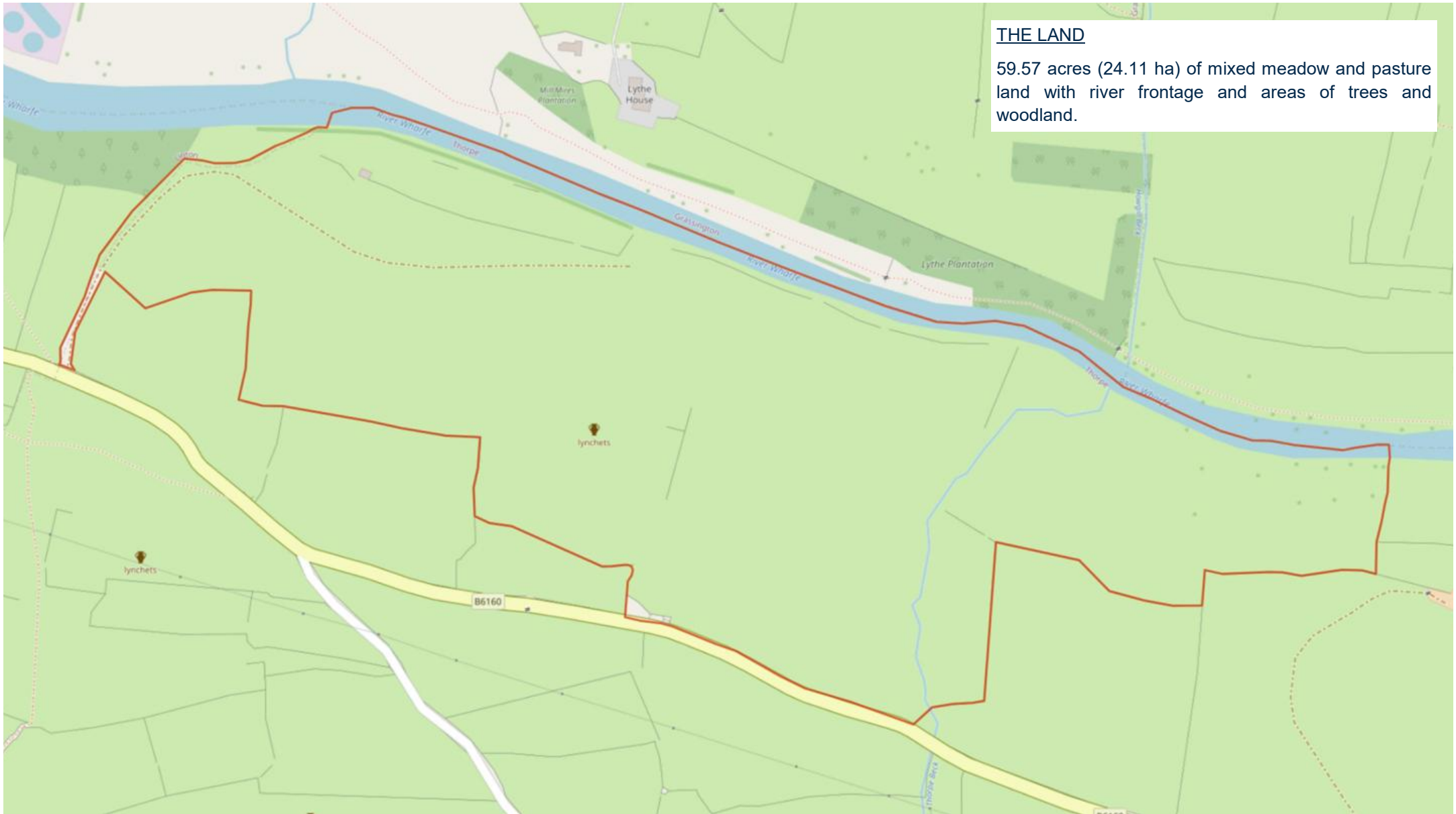
///geology.strikers.oven



LAND AT LOW GROUND, THORPE

THE LAND

59.57 acres (24.11 ha) of mixed meadow and pasture land with river frontage and areas of trees and woodland.



TENURE

The land is offered for sale freehold and vacant possession will be granted upon completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

COUNTRYSIDE STEWARDSHIP

The land is in a Countryside Stewardship Scheme until the end of 2026 with Management Option GS2 (Low Inputs). This can be transferred to the new owner providing they are registered with the RPA.

VIEWING

Interested parties are asked to register their interest with the selling agent. To make an appointment to view inside the Bothy, please contact WBW Surveyors.

OFFERS AND ENQUIRIES

Offers are invited for the land as a whole or any combination of parts and the Vendor reserves the right to seek best and final offers or 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: March 2026



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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.

