



Land off Storth Gill Lane

Giggleswick

Land off Storth Gill Lane, Giggleswick

8.03 acres (3.24 hectares)

Guide Price: £100,000

DESCRIPTION

A rare opportunity to buy a sound and characterful block of meadow and pasture in close proximity to the A65. Whilst of obvious appeal to farmers, the land would also be suitable for equestrian or lifestyle buyers. The pasture field has a mix of mature and newly planted deciduous trees which add to the character. The meadow sits slightly higher and offers stunning views over Settle and beyond.

The land is made up of a pasture to the north extending to 2.55 acres, and a meadow to the south extending to 5.48 acres. The two parcels are connected via an underpass below Storth Gill Lane. The land is bound by drystone walls. The pasture benefits from water from Storth Gill Beck and the meadow benefits from a well which provides water.

STEWARDSHIP

The land is subject to an Environmental Higher Level Stewardship Scheme agreement reference AG00382522. The scheme will terminate upon completion and would be available for entry into the Sustainable Farming Incentive Scheme.

TITLE & TENURE

The land is included within registered Title No NYK68691, a copy of which can be requested from the Selling Agents. The land is sold with the benefit of vacant possession.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any and all preexisting rights and restrictions whether public or private. There is a right of way along the track to the east of the meadow, which leads to double gates to the south east corner of the land.

VIEWING

Please contact the office to arrange a viewing. Prospective purchasers view at their own risk.

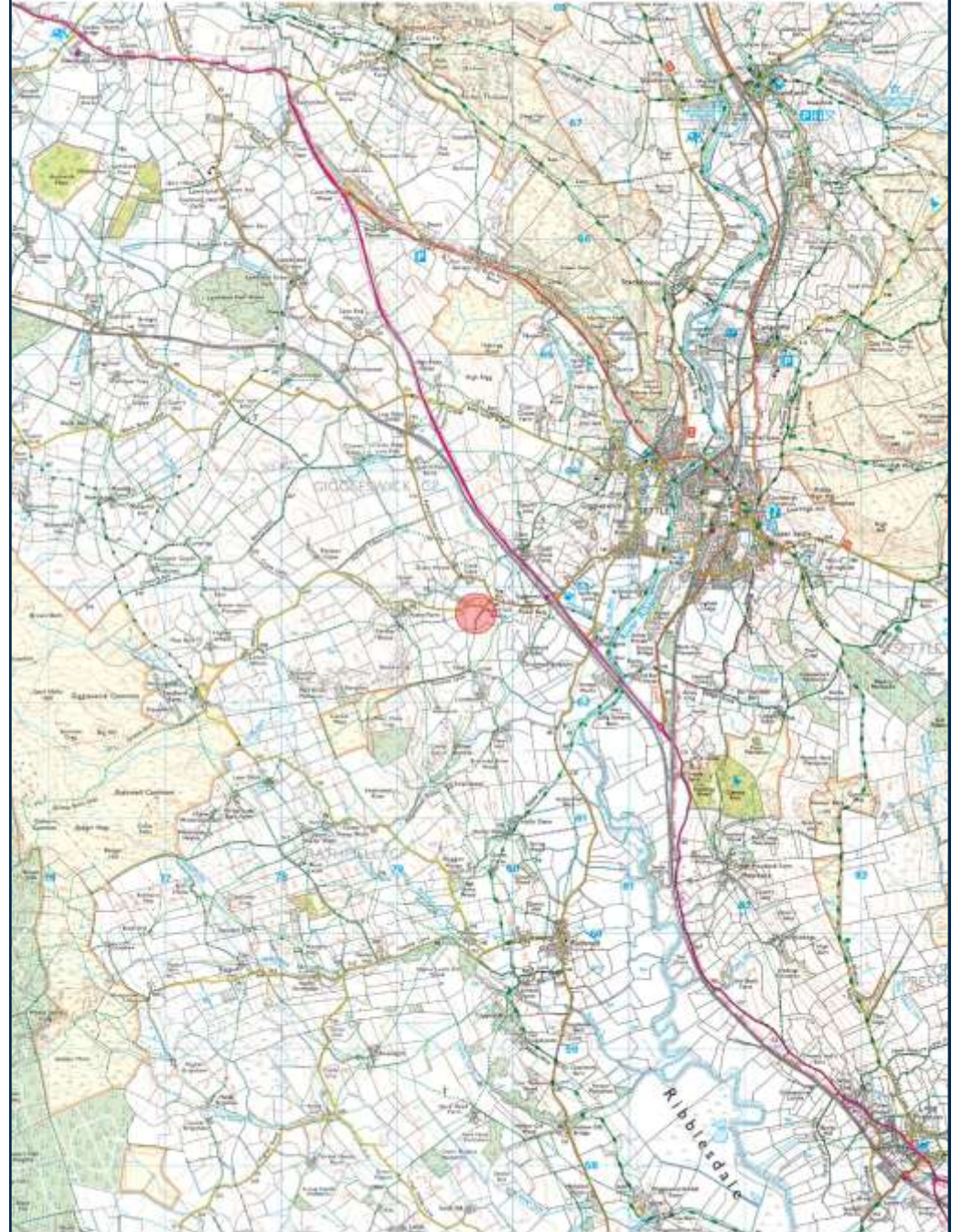
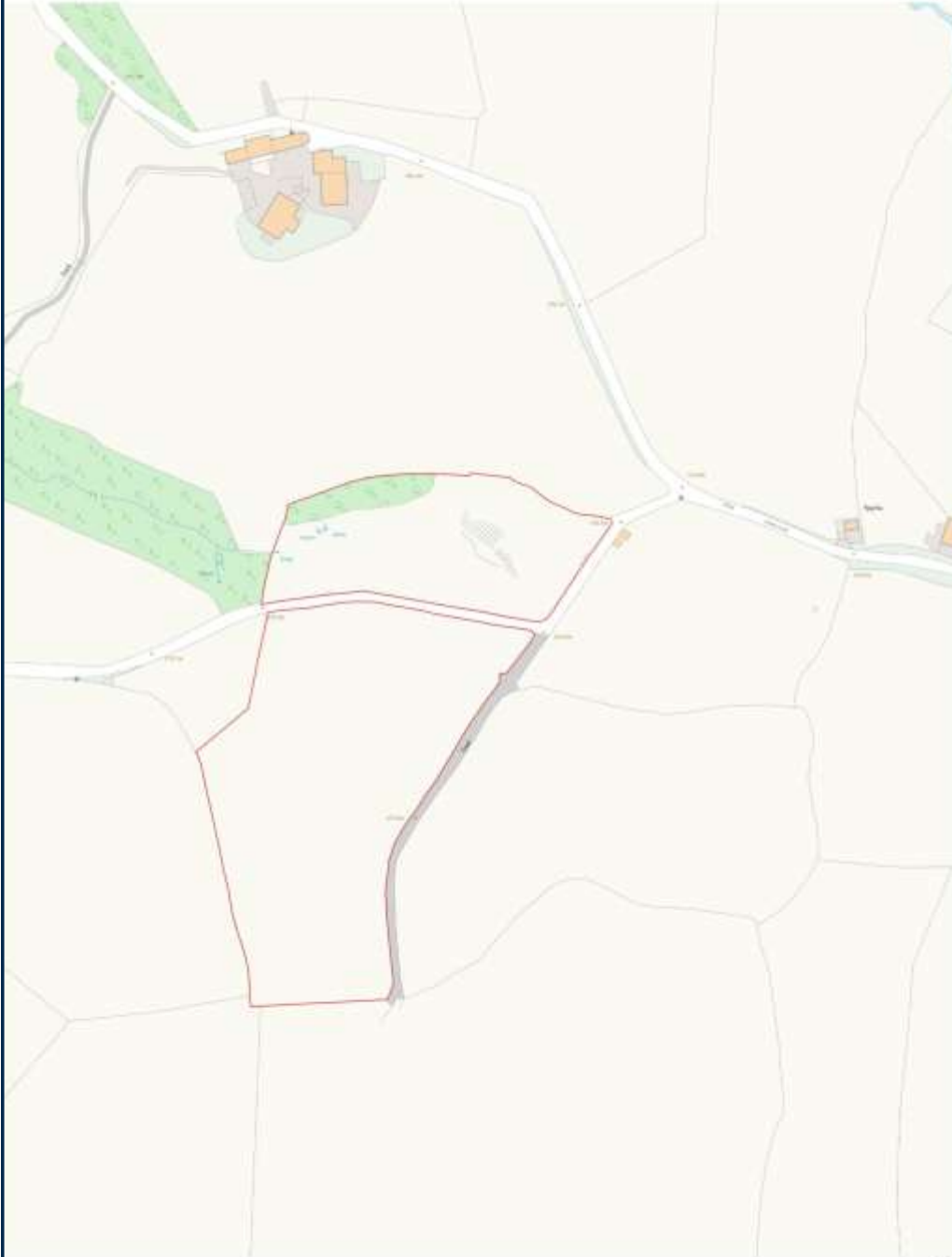
WHAT 3 WORDS

Pasture - ///clays.batches.earlobes Meadow - ///sums.reverses.flies

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.





Land off Storth Gill Lane, Giggleswick

8.03 acres of meadow and pasture overlooking Settle



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