



Land off Booth Bridge Lane
Thornton in Craven

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Thornton in Craven, BD23 3TB

18.41 acres (7.5 hectares) of land

Guide Price: £285,000

Located in the village of Thornton in Craven on the edge of the Yorkshire Dales National Park, this is a promising prospect to purchase a block of land extending to approximately 18.41 acres (7.5 hectares) of land located just off the A56 with long term potential for development subject to the appropriate consents. Access to the land is via Booth Bridge Lane.

OVERAGE

The land is subject to an overage clause of 50% of any uplift in value on the grant of planning permission for a period of 30 years from the date of sale.

BOUNDARIES & SERVICES

The land is bound by walls, fences and hedges and there is a water supply to the land. The water connection has not been tested and interested parties should satisfy themselves with the supply. There is no electricity connection on the land.

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. There is a public footpath on the edge of the land as well as an access track over the land to facilitate access by Yorkshire Water to a pumping station. Interested parties should familiarise themselves with their location and how they may affect their intended use of the land.

WHAT 3 WORDS

///spend.jeep.leathers

TENURE

The land is held freehold and vacant possession will be granted on completion of the sale.

VIEWING

Please contact the selling agent to arrange a viewing. Prospective purchasers view entirely at their own risk.

OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to Lisa Bickerton on 01756 692900 or by email lisa.bickerton@wbwsurveyors.co.uk

Details prepared July 2026

