



Lythe Field

Mill Lane, Hebden

Lythe Field, Mill Lane, Hebden, BD23 5DY

7.14 hectares (17.65 acres)

Guide Price: £125,000

DESCRIPTION

A rare opportunity to buy a beautiful strip of pastureland running alongside the River Wharfe. Spanning approximately 1km, the land offers a mix of mature trees, flat valley bottom, and banking, all enclosed by drystone walls. Access is available off Mill Lane, where basic livestock pens are also situated. A versatile parcel, well suited to agricultural and amenity purchasers alike.

STEWARDSHIP

There are no live Stewardship agreements on the land. The land would be suitable for entry into the Sustainable Farming Incentive Scheme.

TITLE & TENURE

The land currently unregistered with the Land Registry. The land is occupied under a grazing licence which is due to expire on 1st December 2026.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to any and all preexisting rights and restrictions whether public or private. There are various footpaths over the land, including the Dales Way.

SPORTING RIGHTS

There are no fishing rights included in the sale, these are held in third party ownership.

VIEWING

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

WHAT 3 WORDS

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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.

Prepared: September 2026





Lythe Field, Mill Lane, Hebden

17.65 acres of riverside pasture in the heart of the Yorkshire Dales.



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