



## **Land at Little Banks**

**50.83 acres**

**Stockdale Lane, Settle,**

**North Yorks**

**BD24 9LD**

**Guide £135,000**

An opportunity for the investor and farmer alike to acquire a lucrative block of grazing and stewardship land located in the Yorkshire Dales National Park. With great rental, stewardship qualities and environmental benefits this block of land will be of interest to investors looking for a sound capital investment.

Viewing: At anytime in daylight hours with the benefit of these particulars to hand.

For sale by private treaty, freehold with vacant possession. Ref JT.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe BB7 4LH

## Description

Little Banks is located approximately 3 miles from the centre of Settle market town. Heading up Sugar Loaf Hill, take the left hand fork up Stockdale Lane for approximately 3/4 of a mile. The land is situated on the left hand side of the lane on the right hand bend via a wooden field access gate. The land rises from 1,200 ft above sea level up to the north easterly boundary at approximately 1,500ft above sea level. The land provides a single block of just over 50 acres of grazing land with outcrops of limestone suitable for grazing native bred cattle and sheep. The boundaries are well maintained dry stone walls to the entire perimeter. There is a natural water supply for livestock purposes and a public right of way that crosses the south westerly boundary. The land is also extremely well suited for the Higher Level Stewardship Scheme (provided by application to DEFRA). For the investor the land would also be suitable for rental purposes providing an added stream of income. In summary the land provides a great investment opportunity. Little Banks provides a decent size block of environmentally rich agricultural land that has many natural capital benefits that will be a valuable asset in the medium and long term outlook.

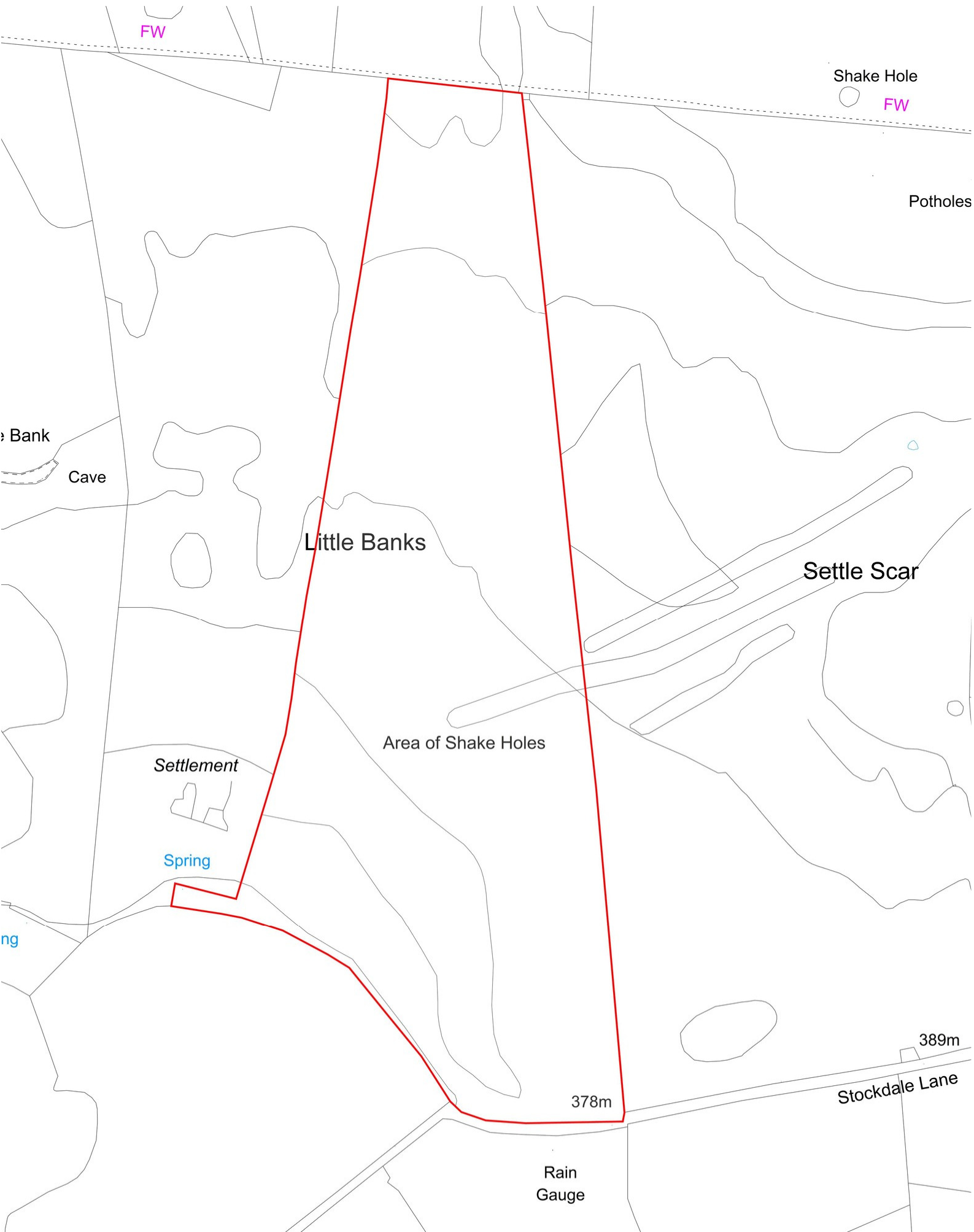
The land can be viewed ant anytime during daylight hours with the benefit of these particulars to hand.

Little Banks is offered for sale freehold with vacant possession.

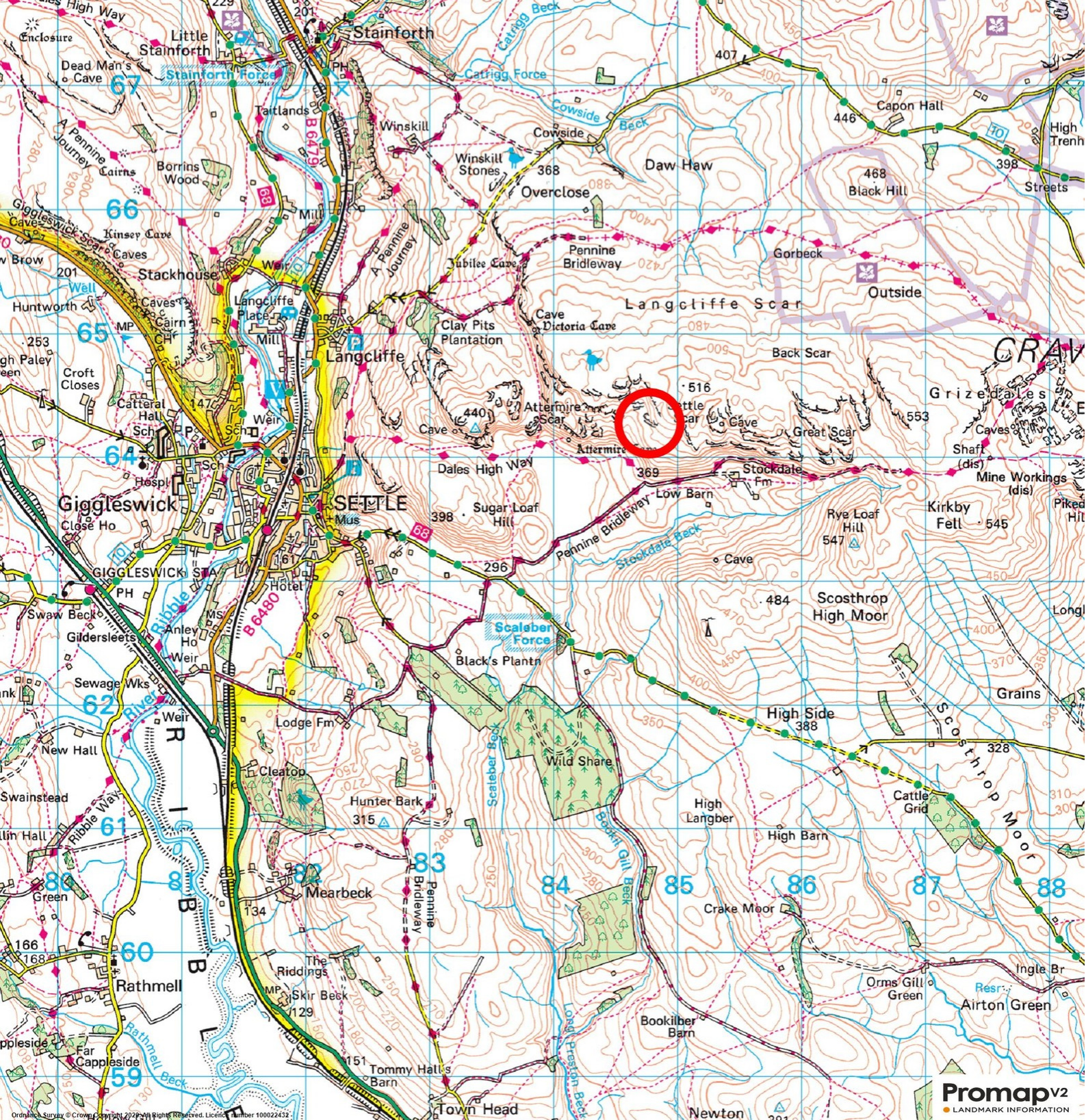




# Plan of Land







Promap v2  
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