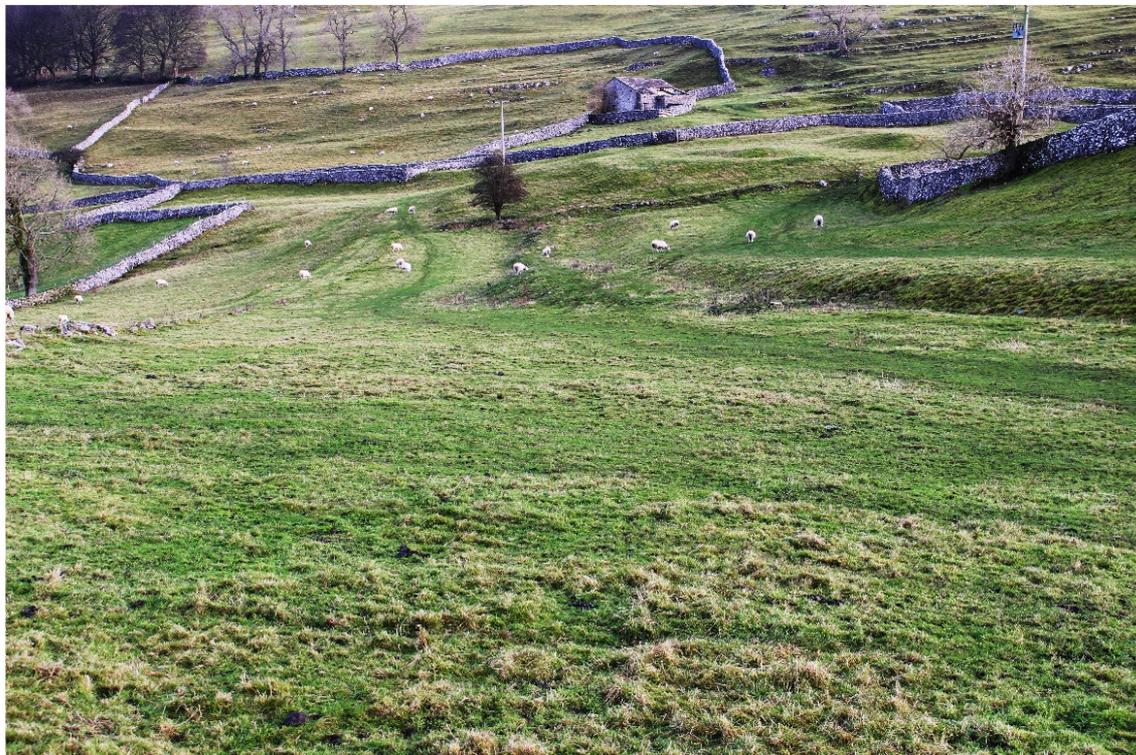


Settle - 1 Mile

Stainforth - 1 Mile



About 12.14 acres

Two valuable pastures at Langcliffe, Settle, North Yorks offered for sale by informal tender.

Lot 1 Walled pasture about 3.74 acres with access via a short lane from Stainforth Road on the Langcliffe side of the railway road bridge. Guide price £37,500.

Lot 2 Walled pasture about 8.40 acres with access via a short track on the right hand side of the railway tunnel opposite Langcliffe Mill on Stainforth Road. There is also an access route along Pike Lane, Langcliffe Village. Guide price £42,000.

Both lots are freehold with the benefit of vacant possession.

Informal Tender offers are invited in writing by 12noon Wednesday 6th January 2021.

Viewing Daylight hours. The land can be easily seen from Pike Lane or the public footpath shown on the sale plan.

Selling Agents Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel 01200 441351. Email sawley@rtturner.co.uk

Lot 1 extending to 3.74 acres or thereabouts originally two fields now one field with a good stone walled boundary. Shown edged red on the plan, the schedule of numbers and areas is as follows.

OS 1955	1.30	pasture
OS 1646	<u>2.44</u>	pasture
	<u>3.74</u>	acres or thereabouts

Access is via a right of way shown coloured yellow on the plan down a short lane from Stainforth Road on Langcliffe side of the railway road bridge with a footpath sign marked to Pike Lane.



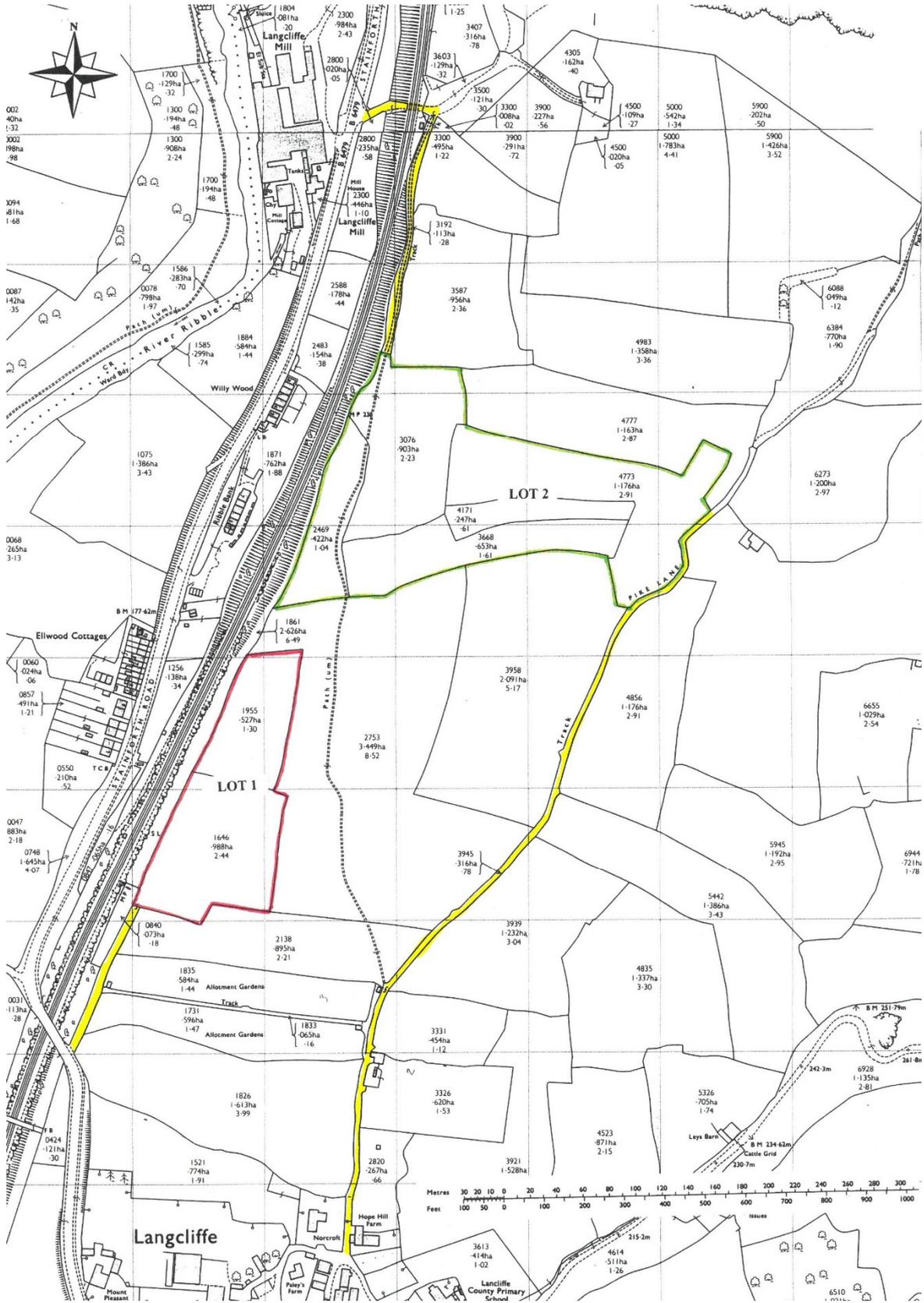
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Lot 2 extending to 8.40 acres or thereabouts originally five fields now one with a good stone walled boundary. Shown edged green on the plan the schedule of field numbers and area is as follows.

OS 3076	2.23	pasture
OS 2469	1.04	pasture
OS 4773	2.91	pasture
OS 4171	0.61	pasture
OS 3668	<u>1.61</u>	pasture
	<u>8.40</u>	acres or thereabouts

Access is via a short track on the right hand side of the railway tunnel opposite Langcliffe Mill (Fairhurst Concrete) on Stainforth Road shown coloured yellow on the plan. There is also an access route to the east boundary of the land along Pike Lane from Langcliffe Village also shown coloured yellow on the plan. There is a public footpath running north south through the inside of the west boundary.

Entitlements The land is registered with the Rural Land Registry and has the benefit of entitlements under the Defra Basic Payment Scheme. The entitlements are negotiable at an additional price at market value but may not be of value to small land holdings.



MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

