



**Woodland off Old Road
Thornton in Craven, Nr Skipton**

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0.67 acres (0.27 ha) or thereabouts

Guide Price: £25,000

DESCRIPTION

An ideal opportunity to purchase a small area of mature woodland incorporating the historic vaulted village well.

LOCATION

Situated in a readily accessible location in the village of Thornton in Craven located just off Skipton Old Road. Thornton in Craven is a popular village situated approximately 5 miles from Skipton and 3 miles from Barnoldswick.

TENURE

We understand the property is held freehold with the benefit of vacant possession, although we have not had sight of the Title Deeds.

PLANNING STATUS

The woodland is subject to a Tree Preservation Order and in the Thornton in Craven Conservation Area. Prospective Purchasers should make their own enquiries from the Local Authority. Craven District Council: 01756 700600.

OVERAGE CLAUSE

The land is offered for sale subject to an overage clause. Should the Purchasers or their successors in title obtain planning consent for development of the land within 25 years of the purchase, the Vendors, or their successors in title, would receive 40% of the uplift in value resulting from the grant of planning consent.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way. There are electricity poles on the land which receive a wayleave payment. There is the old village well housed in a vaulted opening which is also sold with the land.

VIEWING

The woodland may be viewed during daylight hours. We do ask that you print these particulars and take them with you. Viewing is entirely at your own risk.

OFFERS & ENQUIRIES

Offers are invited for the woodland and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to Jeff Crabtree or John Akrigg on 01756 692900.

Details Prepared: October 2021

