

Land off Heights Lane Fence



Site Plan



Location Plan



Not to Scale—For Identification Purposes Only

Land off Heights Lane, Fence, BB12 9JF

5.37 acres (2.17 hectares)

Guide Price: £75,000 for the whole

A fantastic opportunity to acquire 5.37 acres of meadow land, located on the edge of the village south facing Fence and benefits from long distance views over the surrounding countryside.

DESCRIPTION

The Land is located on the outskirts of the picturesque village of Fence, and looks over the surrounding countryside. The Land is well fenced for livestock and has been previously used for the grazing of sheep. The Land could therefore be of interest to those looking for land for recreational use, small holders or equestrian use.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

BASIC PAYMENT SCHEME

There are no BPS Entitlement's included in the sale.

SERVICES

We understand that the land benefits from a good natural water supply.

TENURE

The land is to be sold freehold and vacant possession will be given upon completion.

TITLE

The land is included within Registered Title No LAN140301 a copy of which is available to view on our website.

METHOD OF SALE

The property is advertised for sale by private treaty through the sole selling agents, WBW Surveyors Ltd, although the Vendor reserves the right to conclude the sale by any other method.

VIEWING

The land may be viewed at any reasonable time during daylight hours, once your interest has been registered with WBW. Please be mindful that the land is currently let, and be respectful to the Tenant's privacy when viewing.

GUIDE PRICE

The land is offered for sale with a guide price of £75,000.

FURTHER INFORMATION OR TO MAKE AN OFFER

Please contact Chloe Winter or Adam Winthrop either by phone on 01756 692900, or by email;

Chloe.winter@wbwsurveyors.co.uk

Adam.winthrop@wbwsurveyors.co.uk

SOLICITORS

The solicitors acting in the sale will be:

Goad & Butcher

Market Place

Settle

BD24 9DR

For the attention of: Richard Bentley

Details Prepared: April 2022



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Skipton Auction Mart
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Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.