



Land at West End Long Preston



Land at West End, Long Preston, BD23 4QL

6.85 acres (2.77 ha) or thereabouts

Lot 1: Guide Price £75,000 (edged red)

Lot 2: Guide Price £20,000 (edged blue)

DESCRIPTION

A rare opportunity to purchase two blocks of agricultural land adjacent to the village of Long Preston. Lot 1 totals circa 6.32 acres (2.55 ha) and is an area of productive meadow land that is securely bounded and benefits from spring water supplies. Lot 2 totals circa 0.53 acres (0.21 ha) of land that is suitable for a number of uses including agricultural, equestrian, recreational or garden use subject to any necessary consents. With good access off the A65 the land is easily accessible and enjoys far reaching views over the valley towards Wigglesworth and beyond.

LOCATION

Access is directly off the A65 via Litter Lane which is located immediately at the edge of the village of Long Preston when travelling West towards Settle.

TENURE

We understand the property is held freehold and vacant possession will be granted upon completion.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. A public footpath runs down Litter Lane and under the railway line and this is the shared access to both lots. Interested parties should familiarise themselves with the access and the location of the public footpath.

OVERAGE CLAUSE

Lot 2 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 20 years of the purchase, the Vendors, or their successors in title, will receive 50% of the uplift in value resulting from the grant of planning permission.

SERVICES

Water is provided to the land via Spring supplies. They are not tested and the Vendor provides no guarantee as to their reliability.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency under the Basic Payment Scheme but no entitlements are included with the sale.

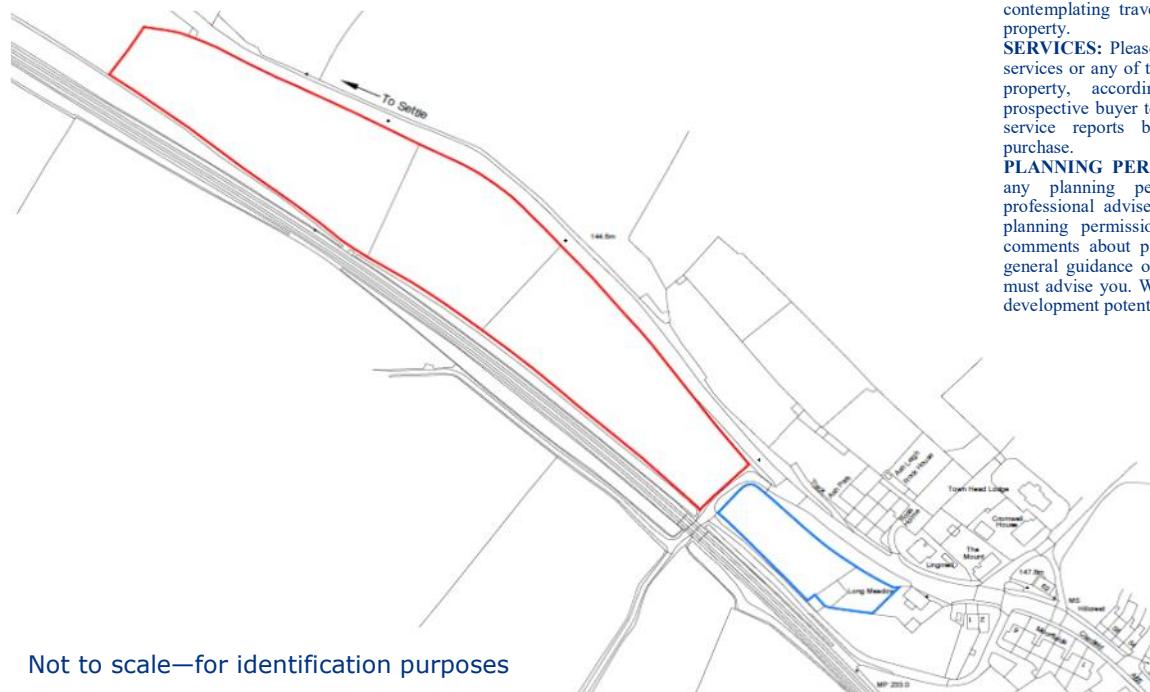
VIEWING

The land may be viewed during daylight hours when in receipt of a copy of these particulars. Viewing is entirely at your own risk.

OFFERS & ENQUIRIES

Offers are invited for the land. 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 David Claxton or Lisa Bickerton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk lisa.bickerton@wbwsurveyors.co.uk

Details Amended: November 2022



Lot 2



These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.