



Land at Fishpool, Leathley, Otley LS21 2JU

32.12 Acres (13.00Ha) Approx.

A ring-fenced block of productive meadowland in an accessible location and bounded by good stockproof fencing. Supplied by natural water supplies and divided into four convenient parcels, the land is suited to commercial agriculture but with scope for alternative uses.

Guide Price: £385,000

For sale by Private Treaty

LOCATION & SITUATION

The land lies to the north of the village of Leathley within the Wharfe valley, approximately 3 miles from Otley and 7 miles from Harrogate.

The land lies between 65 and 95m above sea level and enjoys a southerly aspect overlooking the village of Leathley..

DESCRIPTION

The land extends to approximately 32.12Ac (13.00 Ha) and comprises four parcels of productive grassland, the majority of which is capable of mowing.

The land is well fenced with stockproof post and wire fences to all sides and includes a mix of mature hedgerows providing valuable shelter for livestock.

Water is supplied from a number of natural springs and streams with mains water available in the highway.

The land is a mix of Grade 3 and 4 soils of the Dunkswick and Wharfe series being fine loamy seasonally waterlogged soils suited to grass and cereal crops.

The land has scope for a range of uses including commercial agriculture, amenity uses and environmental and carbon offsetting schemes.

FIELD SCHEDULE

The following is a schedule of field areas based on the RPA Rural Land Register maps.

Sheet No.	Field No	Ac	Ha	Use
SE2347	2378	2.83	1.15	Grassland
SE2347	3454	9.14	3.70	Grassland
SE2347	3777	7.98	3.23	Grassland
SE2347	5157	12.14	4.91	Grassland
SE2347	2085	0.03	0.01	Access
Total		32.12	13.00	

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DIRECTIONS

From Pool-in Wharfedale proceed north on the A658 crossing the river. Take the first left signed Leathely and continue on the B6161 passing through Leathely village. On leaving the village and starting an accent up Leathely Bank the land is on the right-hand side marked by a For Sale board.

RESTRICTIVE COVENANTS

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, the land is crossed by a public footpath as indicated on the sale plan.

A three phase overhead electricity line crosses the land on timber poles, this is believed to be covered by an appropriate wayleave.

ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is currently entered into an environmental stewardship scheme however it may be eligible for the Countryside Stewardship and Sustainable Farming Incentive schemes.

BASIC PAYMENT SCHEME

The eligible farmland has been registered on the RLR maps. The BPS is now de-linked from land and as such no Entitlements exist.

NITRATE VULNERABLE ZONES

None of the land is within a Nitrate Vulnerable Zone.

MINERAL & SPORTING RIGHTS

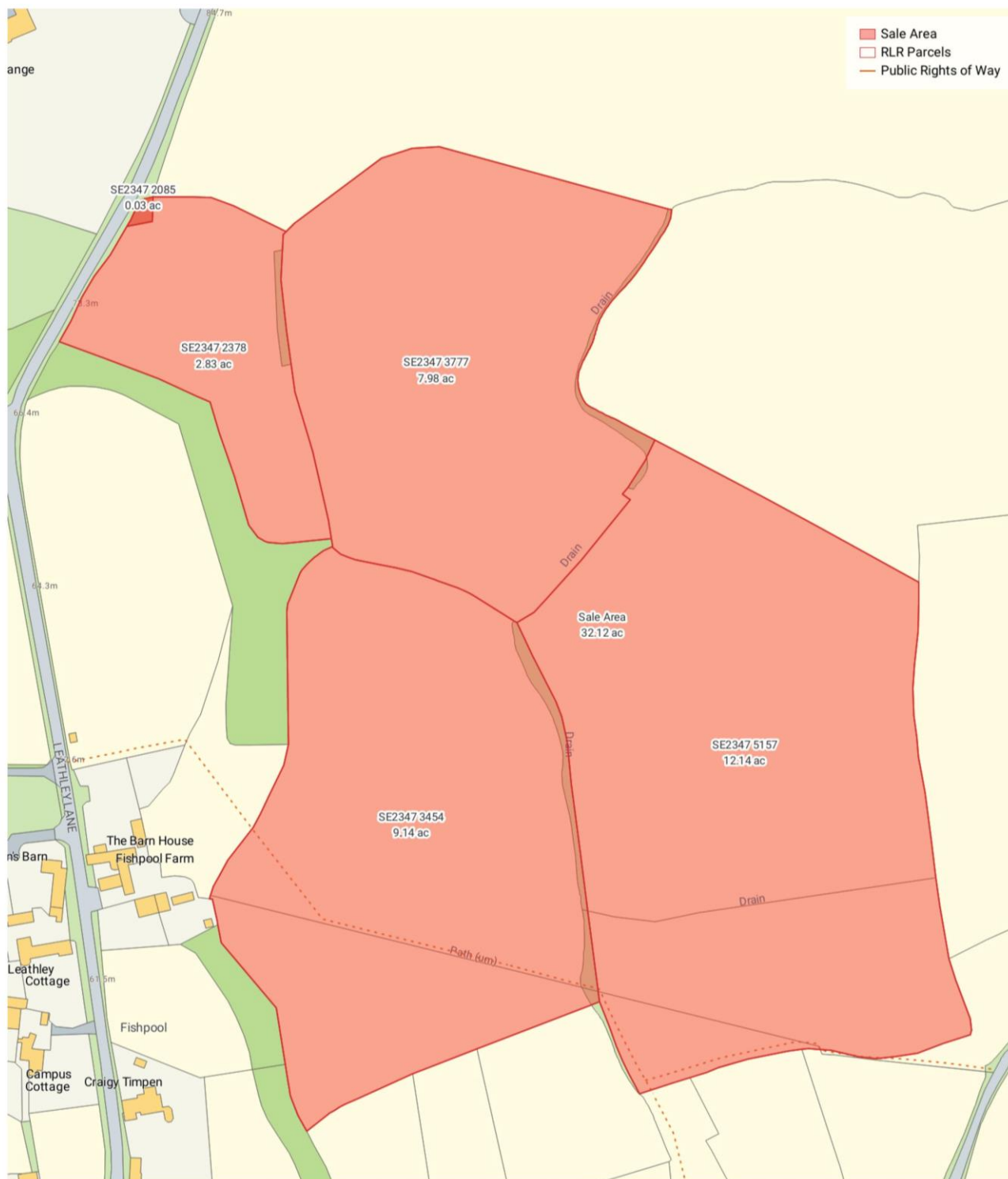
The mineral & sporting rights are included in the sale.

SERVICES

Mains water is believed to be in the highway. Natural springs and streams run through the land providing water for livestock.

**Hardcastle
Rural Surveyors**

A & J Atkinson
Land at Fishpool, Leathley
Sale Plan

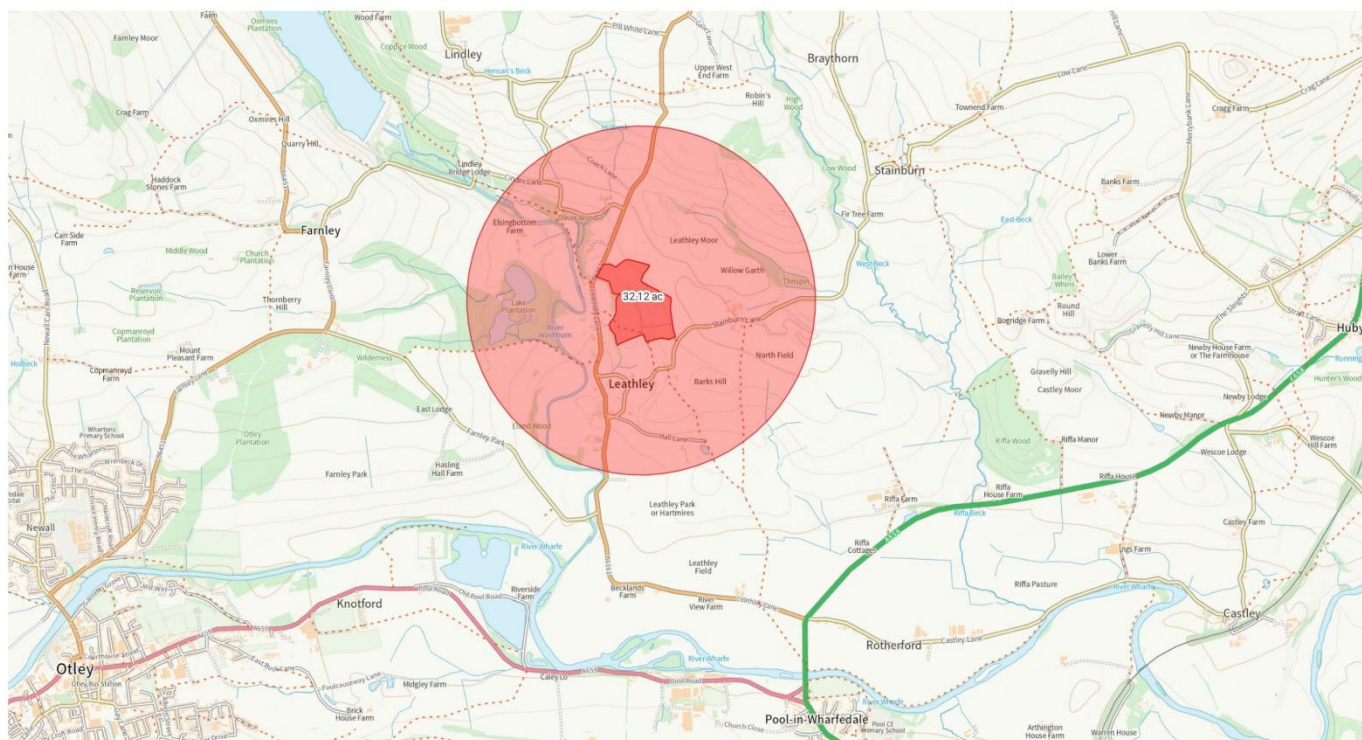


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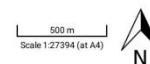
Not to Scale

50 m
Scale 1:2500 (at A4)





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METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.

BOUNDARY MAINTENANCE

The maintenance responsibilities of the boundaries are shown by an inward facing T mark where these are known and believed to belong with the land.

ACCESS

The land has an existing access off Leathley Lane which is suitable for large agricultural vehicles.

LOCAL AUTHORITY

North Yorkshire Council, St Luke's Avenue, Harrogate, HG1 2AE. Tel: 01423 500600 www.northyorks.gov.uk

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

Disclaimer, Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

Regulated by RICS

Particulars Produced on 15th September 2023