



LAND AT FARRAND HOUSE

LANGBAR, ILKLEY, NORTH YORKSHIRE, LS29 0ER

John G Hills



‘Productive grassland and meadow in a ringfence, situated in the *Yorkshire Dales National Park* northwest of Ilkley’

In all about 33.5 acres (13.56 hectares)

For sale as a whole



LOCATION

Lying west of the village of Langbar, the land is a single block set in open countryside within the Yorkshire Dales National Park. It is predominantly permanent grassland including meadow and pasture with a modest area of rough grazing land. The land is currently let on a Farm Business Tenancy which will terminate on 30th April 2027. Access is via a single track leading from the public highway, Curren Lane.

DESCRIPTION

The majority of the land is categorised Grade 3 with the three northerly tips of the land falling into Grade 4, with soils predominantly from the ‘Rivington 2’ series, being well drained coarse loamy soils over rock, and the ‘Dale’ series, being slowly permeable seasonally waterlogged fine loamy over clayey soils, suitable for grazing or mowing. The land lies between approximately 120 and 240 meters above sea level and is surrounded by undulating farmland and open countryside, interspersed with woodland.





GENERAL INFORMATION

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether public or private whether mentioned or not. A public footpath cuts across the central tranche of the land diagonally from north to south. Local electricity lines cross the land.

ACCESS

Situated west of the village of Langbar, the land has a right of access via a single-track lane leading from the public highway, Currer Lane.

SUBSIDIES & GRANTS

The land is registered on the Rural Land Registry, the tenant has entered the land into a Sustainable Farming Incentive Scheme (SFI), this will end with their occupation.

SPORTING RIGHTS

Included in the sale insofar as they are owned.

MINERAL RIGHTS

Included in the sale insofar as they are owned.

TENURE

The land is currently let on a Farm Business Tenancy, notice has been served to end the tenancy on 30th April 2027. Tenants fixtures comprise of the steel field gates, to be removed or purchased separately.

SERVICES

The tenant has installed a water supply from their own property, this will be disconnected at the end of the tenancy and the associated troughs and pipes removed.

GUIDE PRICE

£400,000



METHOD OF SALE

The site is offered for sale by Private Treaty as a whole. Please contact the Savills York office or J G Hills, Leyburn to register interest.

VIEWING

Following confirmed registration with the selling agents, the land may be inspected at all reasonable times on foot; with a copy of these particulars. Care should be taken with open ditches and drains. Please be mindful of potential hazards when inspecting the land and viewing is entirely at your own risk.

LOCAL AUTHORITY

North Yorkshire Council

DIRECTIONS

Postcode (nearest): LS29 0ER

what3words: ///regaining.enigma.tonight

CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

Savills York
River House
17 Museum Street
York YO1 7DJ

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