

PL400

By Direction of Dropping Well Village Limited

**21.38 Acres or Thereabouts  
Of Meadow, Pasture and Amenity Land  
Dropping Well Farm  
Harrogate Lane  
Knaresborough**



**For Sale by Private Treaty**

**Auctioneers:**

Richard Turner & Son  
Royal Oak Chambers  
High Bentham  
Nr Lancaster  
LA2 7HF.  
Tel: 015242 61444.  
Fax: 015242 62463.

**Solicitors:**

Tozers LLP  
Broadwalk House  
Southernhay West  
Exeter  
EX1 1UA.  
Tel: 01392 207 020.  
Fax: 01392 207 019.

**Location:**

The land is situated off the A59 Harrogate Road on the outskirts of Knaresborough and adjoins the popular tourist attraction of Mother Shipton's Cave.

**Access:**

The land is accessed through Badger Hill Park via a hardcore track leading to the railway level crossing as shown coloured brown on the plan. Please note that the access to Badger Hill Park is electronically gated and initial access for inspection purposes is allowed on foot only.

**Tenure:**

The land is freehold with vacant possession.

**Single Farm Payment:**

The land has not been registered for Single Farm Payment Purposes.

**Water Supply:**

The land has a metered mains water supply.

**Boundaries:**

The deeds are silent with regard to boundary responsibilities.

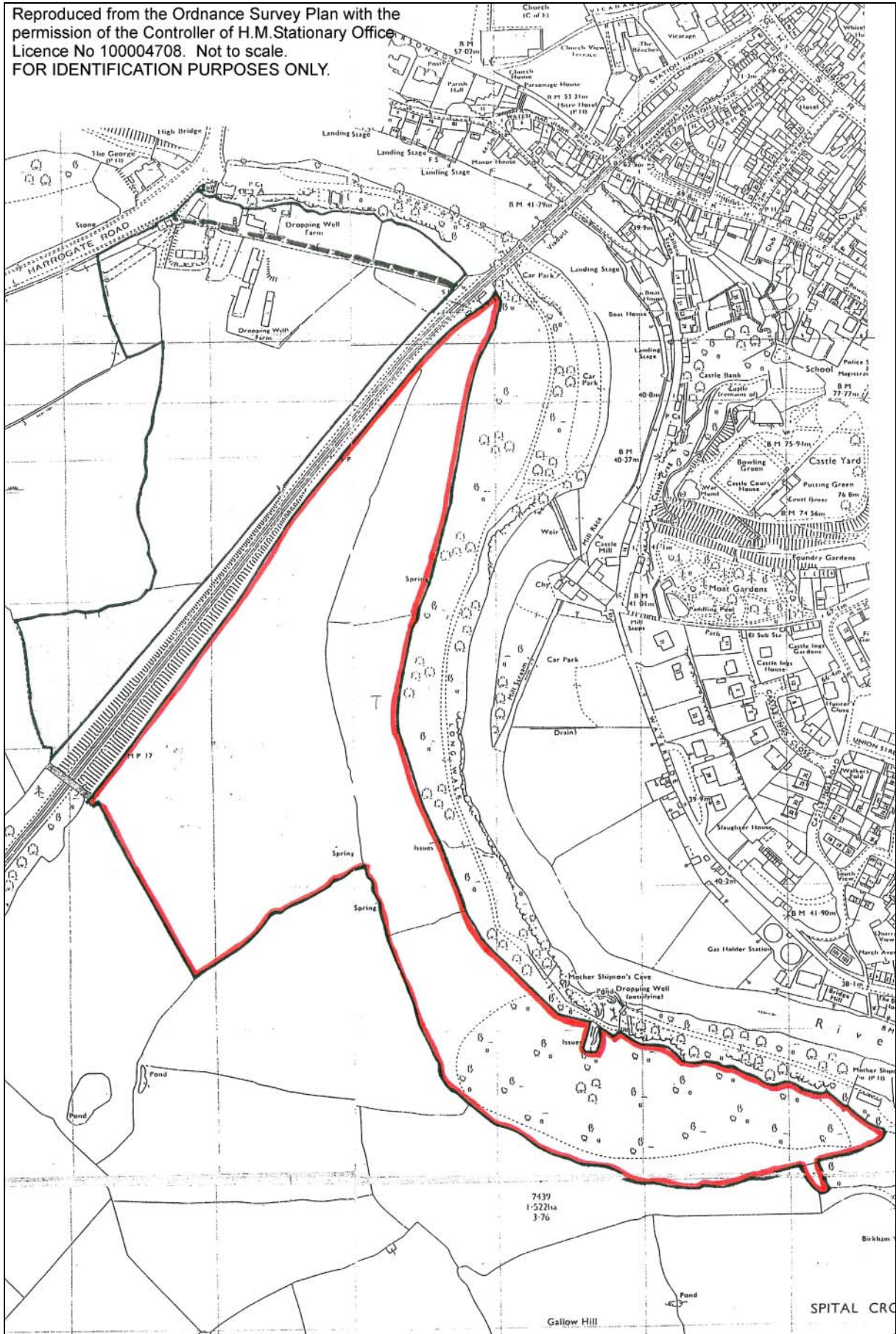
**Viewing:**

By prior appointment through Richard Turner & Sons' Bentham office.



# Boundary Plan

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## Location Plan



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