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DAVID HILL



1.79 Hectares (4.43 Acres) Cullingworth BD13 5JJ

A most attractive and versatile parcel of land comprising a good area of meadow with stable building bordered by a stream, beyond which is a block of mature, unmanaged woodland fronting Bingley Road.

The land is conveniently located on the edge of Cullingworth and will appeal to those with equestrian, farming and conservation interests.

Guide Price £50,000

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- Harden 1 mile • Haworth 3 miles • Keighley 3 miles • Skipton 13 miles • Bradford 7 miles • Colne (M65) 14 miles •

Location

The land is situated on the northerly edge of the popular village of Cullingworth just 3 miles east of Haworth and 3 miles south of the larger town of Keighley. The city of Bradford is about 7 miles to the east.

Description

The land extends has frontage and direct access to Bingley Road extending in total to approximately 1.79 Hectares (4.43 Acres). The meadow and woodland are separated by Ellar Carr Beck with the meadow incorporating a useful field shelter.

The woodland, meadow and water course create a range of rich and diverse habitats providing a haven for wildlife in this peaceful corner, widening the appeal of the land beyond those with equestrian and hobby farming interests to those interested in conservation and the wider environment.

Restrictions

We understand the land to be subject to a covenant imposed by the previous owners Bradford Metropolitan District Council, preventing future development.

Tenure

Freehold.

Viewing

The land can be viewed during daylight hours. Please take a set of sales particulars with you.

Wayleaves, Easements & Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Bingley head west towards Harden over the River Aire on Millgate which becomes Harden Road (B6429). Continue on Harden Road past St Ives Estate to the mini roundabout in Harden and continue straight across onto Long Lane (B6429) to Cullingworth. After approximately 1.3 miles and just before entering Cullingworth, the land can be found on the right. A for sale sign has been erected in the entrance.





The New Ship, Mill Bridge, Skipton, BD23 1NJ

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