



### **0.364 Hectares (0.90 Acres) Denholme Gate BD13 4HT**

An interesting and conveniently located parcel of land in a prominent roadside position that is sure to appeal to small holders or those looking for a pony paddock.

The land has direct access from Halifax Road being located at the junction of Halifax Road with Brighouse Road at Denholme Gate.

**Guide Price £30,000**



# 0.364 Hectares (0.90 Acres) Denholme Gate BD13 4HT

• Denholme 1 mile • Thornton 3.5 miles • Bradford 6 miles • Halifax 5 miles • Skipton 16 miles •

## Location

The land is situated at the junction of Halifax Road (A629) and Brighouse Road (A644) with direct access from Halifax Road. Bradford City centre is about 6 miles to the east, with the towns of Keighley and Halifax about 7 miles to the north and 5 miles to the south respectively.

## Description

A very interesting parcel of amenity land in a prominent position located at the junction of Halifax Road and Brighouse Road, with frontage to both. Previously unmanaged and completely overgrown, the land has recently been cleared providing an opportunity to be reseeded as a paddock or perhaps planting with trees. Subject to planning, there may be an opportunity to create additional garden space for adjoining properties or near neighbours.

The land is sold without restriction in terms of future development.

## 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.

## Viewing

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

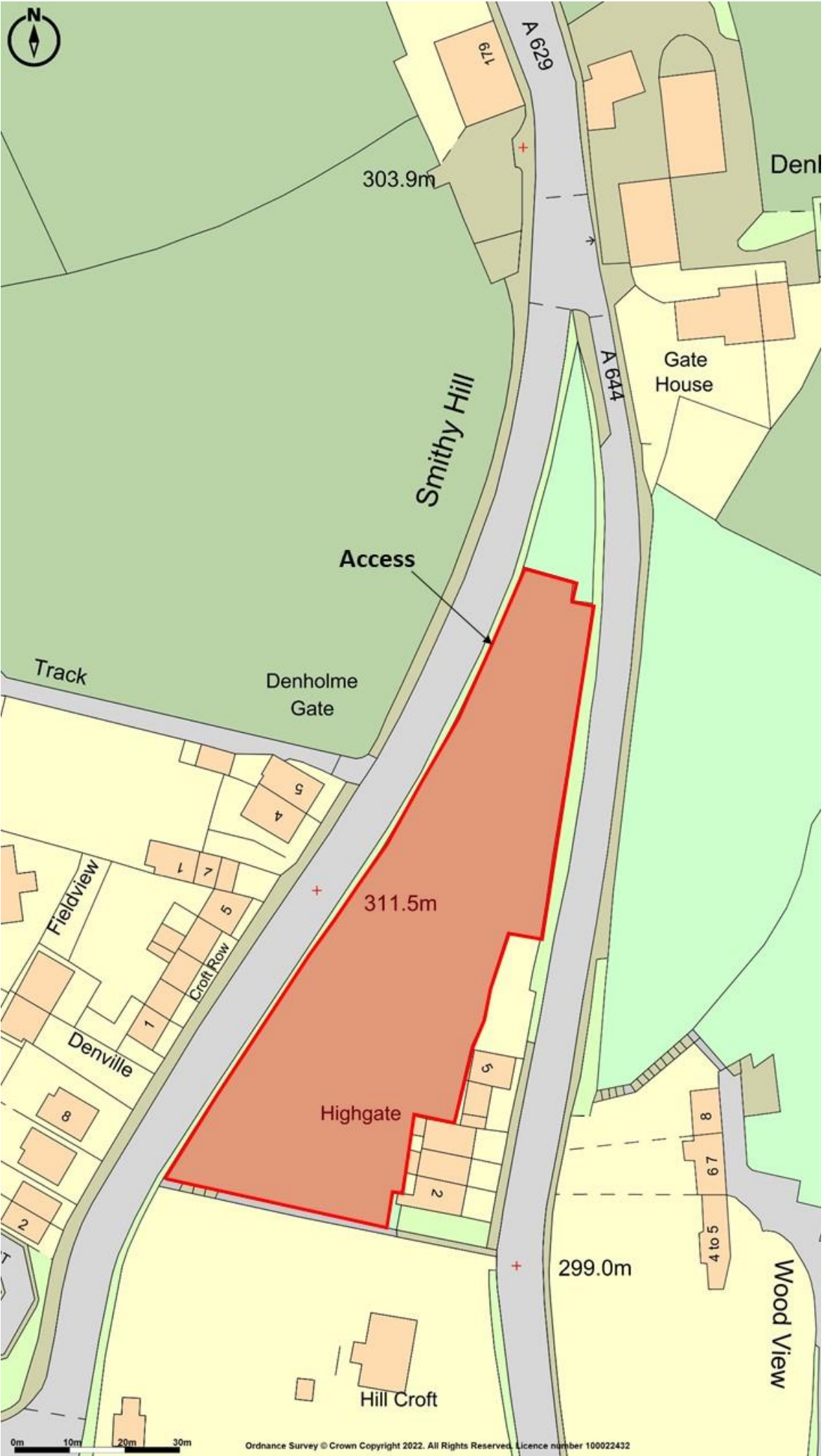
## Tenure

Freehold

## Directions

From Bradford head west on Thornton Road (B6145) for approximately 5.25 miles passing through Thornton village to the traffic lights at the crossroads with Brighouse/ Denholme Road (A644). Continue Straight across at the lights on Thornton Road (B6145) for about 500 metres to the traffic lights at the junction with Halifax Road (A629) and turn right. Continue on Halifax Road for about 950 metres where the entrance to the land can be found on the right before the junction with Brighouse Road. A for sale sign has been erected.





These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.