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DAVID HILL



3.53 Hectares (8.72 Acres) North Bank Road Cottingley

AS A WHOLE OR IN LOTS

A valuable parcel of meadow with frontage and direct access to both North Bank Road and Cottingley Moor Road conveniently located just to the south of Cottingley.

Guide Price for the Whole £150,000

3.53 Hectares (8.72 Acres) North Bank Road Cottingley

• Bingley 2 miles • Keighley 6.5 miles • Skipton 15 miles • miles • Bradford 4 miles • Halifax 9.5 miles

Location

The land is conveniently located on the southerly edge of Cottingley at the junction of Cottingley Moor Road with North Bank Road. The larger town of Bingley is 2 miles to the north with Bradford City Centre just 4 miles to the south east.

Description

A productive block of relatively level meadow with frontage and direct access to both Cottingley Moor Road and North Bank Road. Having two separate points of access, the land would split into two separate lots.

The land is served by a metered mains water supply that enters the southerly field at a point approximately mid way along its boundary fronting onto Cottingley Moor Road.

There are rights of way for all purposes and at all times to enable access of neighbouring land and property, over the areas coloured brown.

There is a public bridleway extending along the full length of the eastern boundary.

Restriction

The land is sold subject to an overage clause in relation to future residential and commercial development. The vendors and their successors in title will be entitled to 50% of any uplift in value generated by the grant of planning permission for residential or commercial development. The terms of the overage clause will be 25 years from the date of completion of the sale.

Wayleaves & Easements

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

Tenure

Freehold.

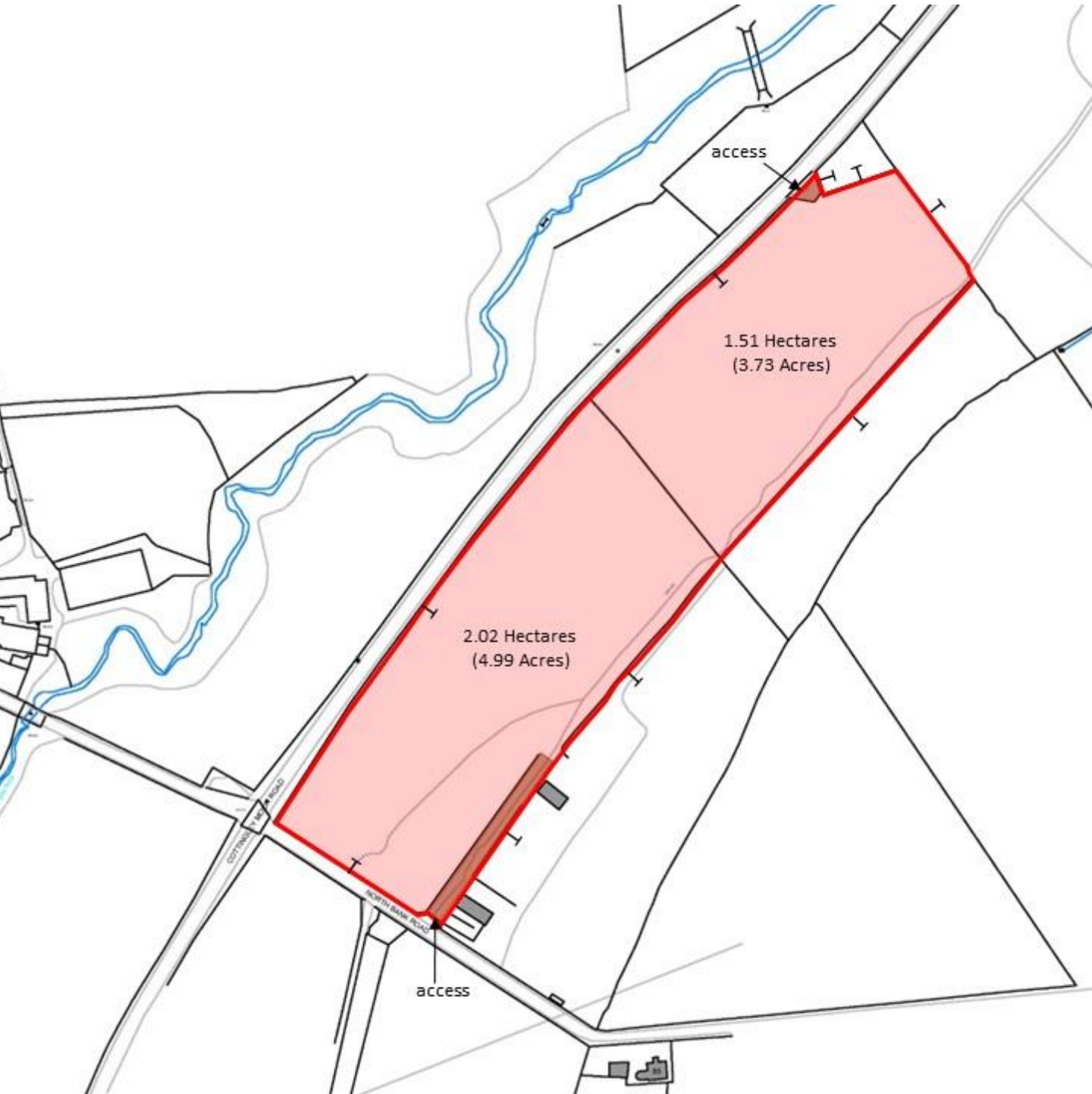
Viewing

The land can be viewed during daylight hours without an appointment. Please take a set of sales particulars with you.

Directions

From Bingley continue to the roundabout at the end of the A650 relief road and turn right to Wilsden/Cottingley/Yorkshire Clinic. Continue to the traffic lights and turn left signed to Wilsden/Cottingley (B6146) heading straight across at the two mini roundabouts to the next mini roundabout turning right onto Cottingley Moor Road. The first point of access to the land can be found on the left after about 450 meters. Continue on Cottingley Moor Road turning left onto North bank Road where the second access can be found on the left. Sale boards have been erected.







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

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