



0.247 Hectares (0.61 Acres) Denholme BD13 4EN

An interesting parcel of amenity land enjoying a prominent roadside position with frontage to Halifax Road (A629) and access via Denholme House Farm Drive.

Convenient location adjacent to St Pauls Church between Denholme Village and Denholme Clough.

Guide Price £25,000

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• Denholme 1 miles • Cullingworth 3 miles • Bradford 6 miles • Halifax 6 miles

Location

The land is situated between St Pauls Church and Denholme House Farm Drive on the southerly edge of Denholme Village in an extremely accessible position. Bradford City Centre is just 6 miles to the east with the town of Halifax 6 miles to the south..

Description

This small parcel of amenity land enjoys a prominent position with frontage to Halifax Road (A629). It is bordered to the north by St Pauls Church and to the south by Denholme House Farm Drive from which there is access.

The land is predominantly grass, punctuated by a number of mature trees and has a hardstanding area in the north western corner adjacent to Halifax Road.

There is a public footpath extending along the northern boundary from Halifax Road to Denholme House Farm Drive.

Wayleaves, Easements and 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.

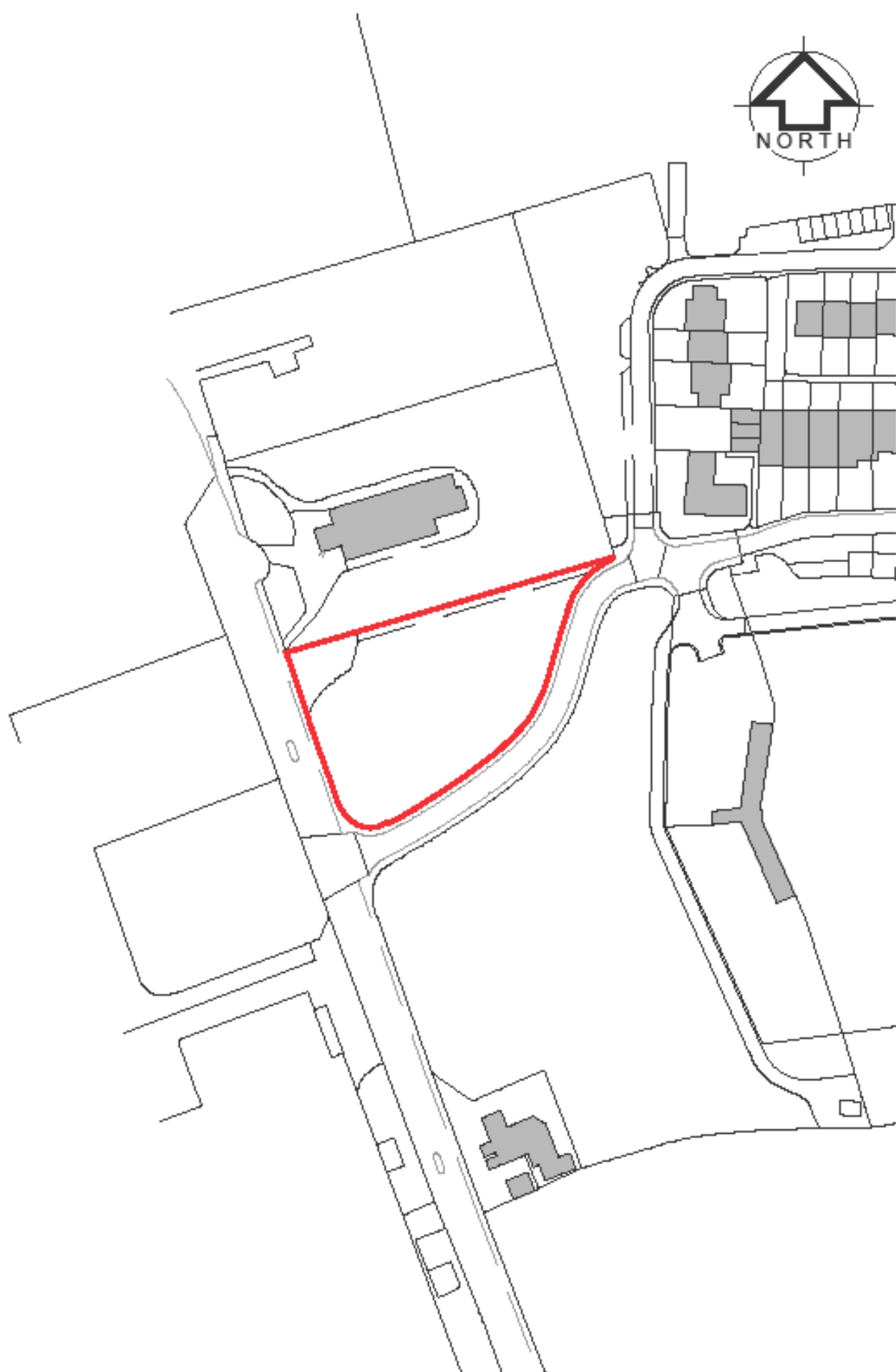
Tenure

Freehold.

Directions

From Bradford City Centre head west on Thornton Road (B6145) continuing straight across at the double mini roundabouts and continuing through Thornton village still on Thornton Road (B6145) all the way to the traffic lights at Keelham. Continue straight across at the lights on Thornton Road (B6145) for about 0.25 miles to the junction and traffic lights with Halifax Road (A629) and turn right. Continue towards Denholme on Smithy Hill past the junction with Brighouse Road and the retail units before turning right into Denholme House Farm Drive before the church. Continue down Denholme House Farm Drive where the entrance to the land can be found on the left. A David Hill For Sale sign has been erected.







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

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