



6.09 Hectares (15.04 Acres) Kildwick BD20 9BH

An attractive parcel of productive south facing pasture with access from Priest Bank Road and frontage to the Leeds Liverpool canal. The land will be of interest to local farmers and neighbouring landowners as well as those with equestrian and conservation interests.

Conveniently located on the edge of the popular village of Kildwick just 5 miles from the market town of Skipton

Guide Price £145,000

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• Skipton 5 miles • Keighley 5 miles • Colne 9.5 miles • Ilkley 9.5 miles • Bradford 14 miles

Location

The land is located on the easterly edge of the popular village of Kildwick. The villages of Glusburn, Crosshills and Sutton lie 1 mile to the south with Silsden just 2 miles to the east and the larger market town of Skipton about 5 miles to the north east.

Description

The land extends in total to about 6.09 hectares (15.04 acres) of productive pasture with a southerly aspect sloping down to the Leeds Liverpool Canal which forms the southerly boundary.

Access is directly from Priest Bank Road in the bottom south west corner with the western boundary fronting onto Priest Bank Road.

The land is served by various natural water supplies including three water courses that pass through the land and the canal that extends along the full length of the southerly boundary.

Boundary structures are predominantly traditional dry stone walls with a section of timber post and rail fencing. External boundaries are in a reasonable stock proof condition.

The land is crossed in an east-west direction by an electricity line with a series of poles located on the land.

Tenure

Freehold. The land is currently let on a grazing licence which expires on the 31 March 2024. Vacant possession can be obtained on the service of four weeks' notice.

Viewing

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

As the land is currently being grazed by livestock, we request that no dogs are taken on viewings.

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.

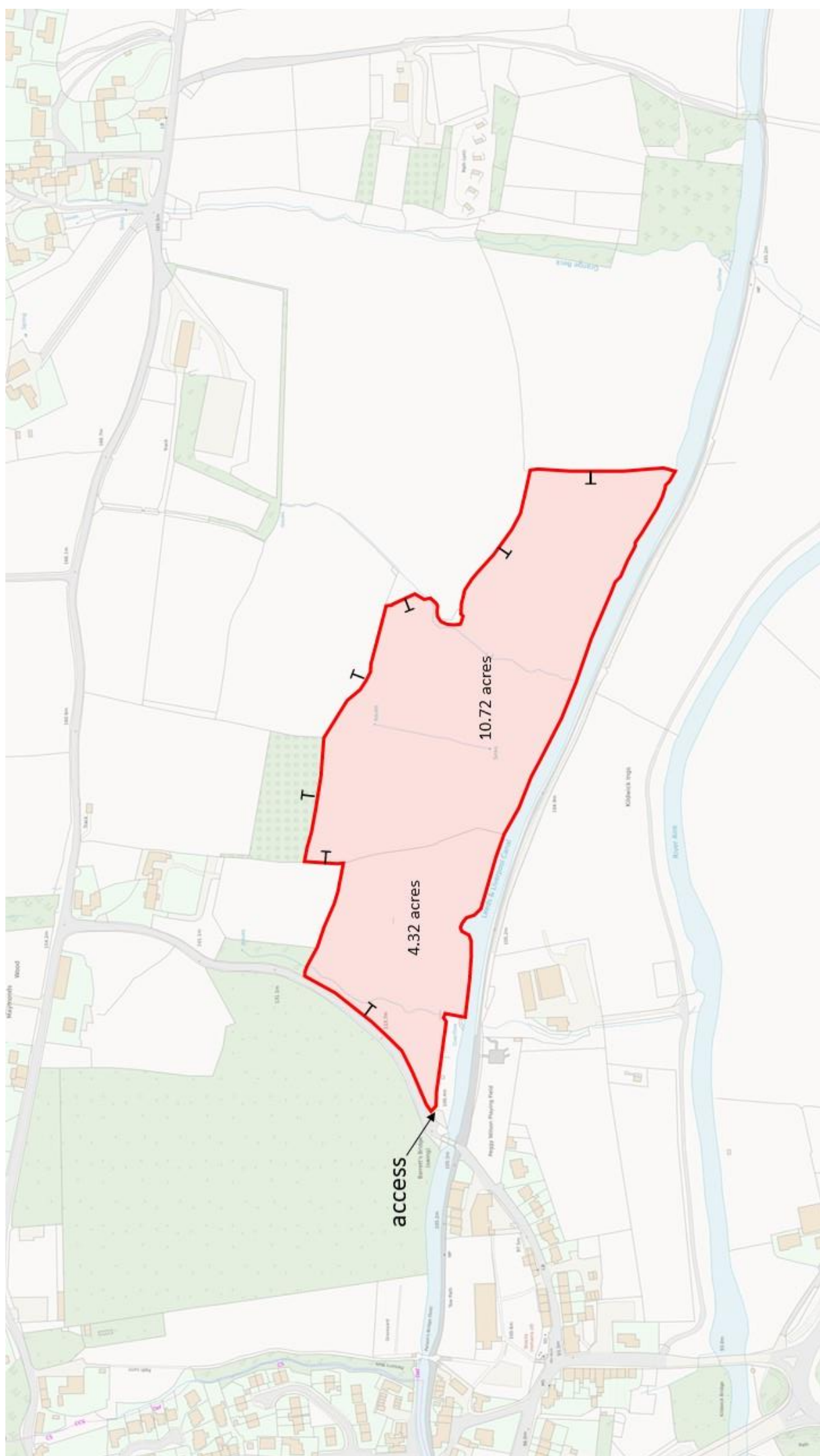
Basic Payment Scheme

There are no BPS entitlements included in the sale.

Directions

From Skipton head south on Keighley Road to the Kildwick roundabout at the start of the dual carriageway Aire Valley trunk road. Take the first exit from the roundabout to Kildwick and continue over the stone bridge to the White Lion public house turning immediately right after the pub onto Priest Bank Road. Follow the road past Kildwick Primary School and over the canal swing bridge where the entrance to the land can be found immediately on the right. A for sale sign has been erected.







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

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