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DAVID HILL



10.635 Hectares (26.28 Acres) East Morton BD20 5SE

AS A WHOLE OR IN LOTS

A very productive and well managed parcel of meadow and pasture with direct access from both Carr Lane and Street Lane, conveniently located on the western edge of the popular village of East Morton, just 2.5 miles north of the town of Bingley.

Guide Price £275,000

10.737 Hectares (26.53 Acres) East Morton BD20 5SE

• Bingley 2.5 miles • Keighley 3.5 miles • Skipton 11.5 miles • Otley 8.5 miles • Bradford 8.5 miles

Location

The land is conveniently located on the western edge of the village of East Morton, between the larger towns of Keighley and Bingley. The city of Bradford is just 8.5 miles to the south east.

Description

This very productive, well managed block of land extends in total to approximately 10.737 hectares (26.53 acres) enjoying a very convenient location on the edge of the popular village of East Morton.

The land extends between Street Lane in the north and Carr Lane in the south with frontage and direct access to both, providing an opportunity for the land to be split.

The land adjacent to Street Lane is relatively level before sloping down to Carr Lane with a southerly aspect.

Boundary structures are predominately traditional dry stone walls with the external boundary structures being in reasonable stock proof condition.

The land is crossed by a public footpath which follows the line of the track entering the land at the north east corner and leaving adjacent to the pond area in the east.

This rare opportunity to acquire a block of land so close to the village is sure to generate strong interest, from farmers and adjoining land owners to investors, hobby farmers, equestrian enthusiasts or those with an interest in conservation and the environment.

Planning

The land is designated as Green Belt by Bradford Council in the current Replacement Unitary Development Plan and the Draft Local Plan.

The land adjoins the settlement of East Morton village on part of its eastern boundary.

Tenure

The land is currently occupied under a Farm Business Tenancy commencing 01 April. Notice has been served giving vacant possession on 31 March 2025.

Viewings

The land can be viewed via the public footpath and from the roadside without the need for an appointment. Access to the land beyond the public footpath will require an appointment with the agent.

NOTE: There is livestock on the land – dogs must be kept on a lead at all times.

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 the roundabout at Victoria Park in Keighley head north east on Bradford Road (B6265) continuing past East Riddlesden Hall to the traffic lights at the junction with Swine Lane. Turn left onto Swine Lane and continue over the canal bridge, up the hill and round the sharp right hand bend onto Carr Lane where access to the land can be found on the left about 250 metres from the bend. A David Hill for sale sign has been erected.

Continue on Carr Lane turning left onto Street Lane immediately after the school and before the mini roundabout. Continue on Street Lane for about 550 metres where further access points to the land can be found on the left just as you leave the village. David Hill for sale signs have been erected.







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

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