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DAVID HILL



0.935 Hectares (2.31 Acres) Lane Side Wilsden BD15 0LH

An extremely prominent and accessible parcel of meadow having frontage and direct access to Lane Side, situated on the southerly edge of the popular village of Wilsden just 5 miles from Bradford.

Guide Price £50,000

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• Bingley 5 miles • Keighley 5 miles • Colne (M65) 15 miles • Skipton 14 miles • Bradford 5 miles

Location

The land is situated on the southerly edge of the popular village of Wilsden, between Cullingworth and the larger towns of Bingley and Keighley. The city of Bradford is just 5 miles to the south east.

Description

Being part of a larger meadow the area of land for sale extends in total to 0.935 hectares (2.31 acres), having frontage to and direct access from Lane Side.

The land is bordered by a combination of traditional dry stone walls and post and wire fences which are all maintained in a good stock proof condition.

A short section of boundary between points AB is unfenced. The purchaser will be responsible for erecting a new stock proof fence between these points within two months of completion of the sale.

There is no permanent water supply to the land although we understand mains water is available for connection nearby.

This very handy parcel of land is sure to appeal to a wide market, from neighbouring land owners and hobby farmers to those with equestrian interests and conservation interests as well as longer term investors.

Tenure

Freehold

Viewings

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

Basic Payment Scheme

The are no BPS entitlements included in the sale.

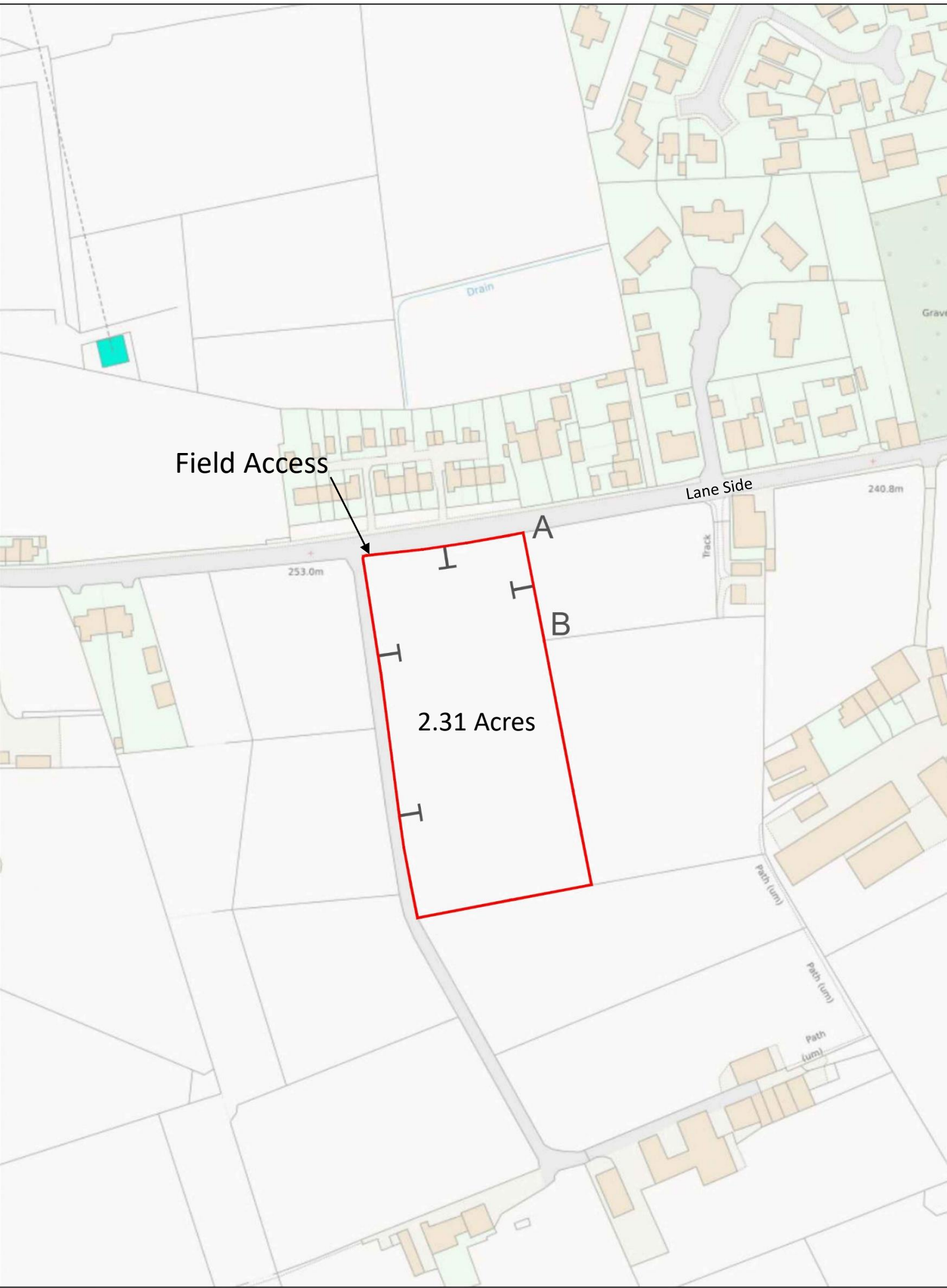
Wayleaves, Easements and Rights of Way

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

Directions

From the traffic lights at the cross roads at Sandy Lane head west on Wilsden Road (B6144) for about 1 mile to the roundabout at Ling Bob. Take the first exit onto Lane Side and continue for about 650 metres where the land can be found on the left with the field gate in the corner adjacent to the track. A David Hill for sale sign has been erected.





Field Access

Lane Side

2.31 Acres

A

B

T

T

T

T

253.0m

240.8m

Track

Path (um)

Path (um)

Path (um)

Grave



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

info@david-hill.co.uk

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.

