



1.625 Hectares (4.01 Acres) Providence Lane Oakworth Keighley BD22 7QY

A pleasant enclosed parcel of amenity land having frontage and direct access to Providence Lane, conveniently located on the southerly edge of the popular village of Oakworth just 2.5 miles south west of the larger town of Keighley.

Informal Tender

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• Keighley 2.5 miles • Haworth 1.5 miles • Skipton 10 miles • Colne 11 miles • Bradford 10 miles

FOR SALE BY INFORMAL TENDER

Location

The land is located off Providence Lane on the southerly edge of Oakworth Village approximately 2.5 miles south west of Keighley Town Centre. The East Lancashire town of Colne is approximately 11 miles to the west with the market town of Skipton about 10 miles to the north and the city of Bradford about 10 miles to the south east.

Description

The land extends in total to approximately 1.625 Hectares (4.01 Acres) of pasture with pockets of mature woodland, unmanaged wild areas and a water course, creating a habitat rich environment.

The land has frontage to Providence Lane with an existing field gate providing direct access to one of the more open areas of pasture. The more mature woodland extends to the north with the area beyond the water course to the west being more unmanaged.

There is scope to remove areas of the naturally regenerated willow trees to increase and improve the pasture and grazing which might be of appeal to those with equestrian interests or hobby farming aspirations. Equally the land will be of interest to those looking for an area of land to enhance and enjoy in terms of conservation, enhancing the environment and encouraging wildlife.

Planning

Under the current Bradford District Local Plan, the entire site is designated as Countryside (policy EV6) and Green Belt (policy SP5) with a presumption against development.

We understand a number of the trees within the site are subject to Tree Preservation orders.

Development Overage Clause

The vendor 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/industrial development. The term of the overage clause will be for 20 years from the date of completion of the sale.

Method of Sale

The land is offered for sale by ‘Informal Tender’. All offers are to be submitted in the prescribed format on the form provided and received no later than 12 noon on Friday 28th June 2024.

Tenure

Freehold. Vacant possession on completion.

Viewing

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

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 Keighley town centre and the roundabout at the Albert Hotel take Oakworth Road (B6143) and continue for about 2 miles to the mini roundabout in Oakworth and continue straight across still on the B6143. Continue for about 300 metres turning left onto Providence Lane and follow Providence Lane down for about 375 metres where the gated entrance to the land can be found on the right. A David Hill for sale sign has been erected.







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

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