



1.96 Hectares (4.84 Acres) Skipton Road, Ilkley, LS29 9RP

An interesting parcel of mixed amenity land with frontage and direct access to Skipton Road (A65) comprising a small meadow with field shelter and a block of unmanaged mature woodland.

Conveniently located between Addingham and Ilkley just 1 mile from Ilkley Town Centre

Guide Price £65,000

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• Ilkley 1 mile • Addingham 1.5 miles • Silsden 5 miles • Otley 8 miles • Skipton 8 miles • Keighley 9 miles •

Location

The land is conveniently located between the village of Addingham and the town of Ilkley just 1 mile to the west of Ilkley town centre. Skipton is approximately 8 miles to the north west.

Description

This interesting parcel of land comprises a useful productive meadow with a small field shelter beyond which is a shelter belt of unmanaged mature woodland.

The meadow has frontage and direct access to Skipton Road (A65) with the roadside boundary being a traditional dry-stone wall. Remaining boundaries are timber post and sheep netting which would now benefit from repair.

Other than the natural water course within the land there is no permanent water supply, however we understand that mains water is within Skipton Road.

There are no public footpaths crossing the land.

In the past the meadow has been used to graze a pony and is sure to appeal to those with equestrian and hobby farming interest. The land would also be perfect for those looking for a private dog walking area as well as those with an interest in conservation.

Boundaries

Boundary ownership/maintenance responsibilities where known, are indicated on the sale plan by 'T' marks in the usual way.

The purchasers will replace the existing dilapidated fence extending between points ABC on the sale plan with a new timber post and sheep netting fence and two strands of plain wire within two months of completion of 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.

Tenure

Freehold. Vacant possession on completion.

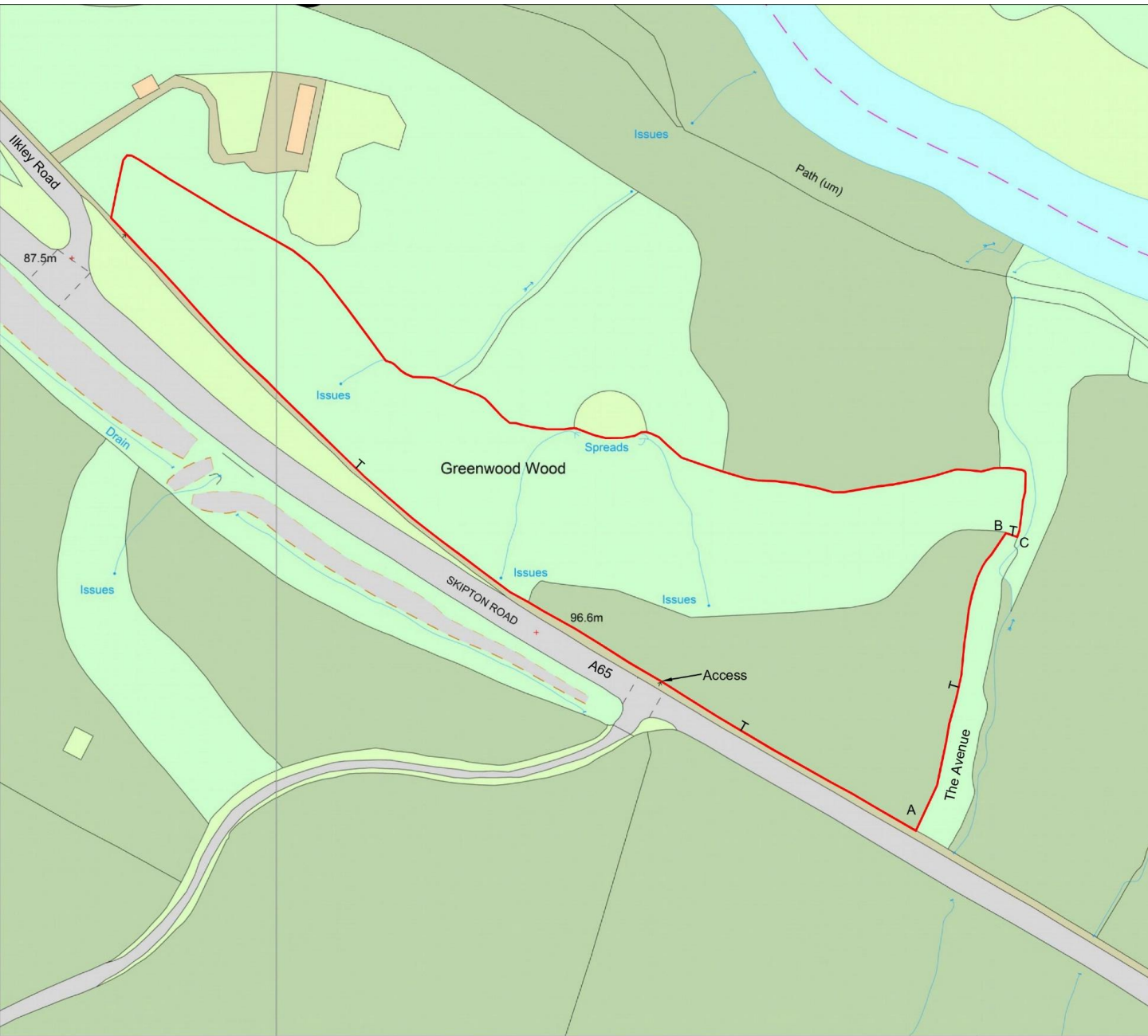
Viewings

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

Directions

From Ilkley Town Centre head North on Brook Street to the traffic lights. From the junction follow the A65 west along Church Street to Skipton Road. From the traffic lights the plot is 1.4 miles along the road on the right-hand side.







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

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