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DAVID HILL



2.497 Hectares (6.17 Acres) Hillings Lane Hawksworth LS20 8PB

A very productive block of land with frontage and good access from Hillings Lane, perfect for those with equestrian or hobby farming interests.

Conveniently located just 2 miles west of Guiseley within easy reach of the larger local centres.

Guide Price £95,000

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• Guiseley 2 miles • Bingley 5.5 miles • Ilkley 5 miles • Bradford 7 miles • Leeds 11 miles

Location

The land is conveniently located on the western edge of the small village of Hawksworth off Hillings Lane, within easy reach of the larger local centres.

Description

This valuable block of gently sloping meadow/pasture extends in total to approximately 2.497 hectares (6.17 acres) of productive grassland.

The land will be of obvious appeal to those neighbouring farmers and property owners as well as local commercial farmers and those with equestrian, hobby farming and conservation interests.

Access is via a right of way from Hillings Lane that passes through a small car park serving the adjacent fishing lake. A right of way on foot for fishermen to access the lake is reserved across the bottom of the land from the car park to the stile in the boundary fence.

Development Overage

The land is sold subject to an overage clause in relation to the construction of any buildings (excluding agricultural/stable buildings not exceeding in total 260sqm). The term is for 40 years commencing 28th March 2017 with the overage being 40% of uplift in value generated by the grant of planning permission.

Tenure

Freehold. Vacant possession on completion.

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.

Viewings

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

Do not take dogs onto the land.

Directions

From Menston head south on the A65 turning right at the traffic lights at the JCT 6000 garage onto Bingley Road. Continue on Bingley Road for about 1 mile to the junction with Hillings Lane and turn left. Continue for about 1 mile where the entrance to the land can be found on the right, just before the crossroads. A David Hill for sale sign has been erected at the entrance to the land.







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

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