

Our Reference: RH/LS469 – LOT 2

DAVID HILL

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09 March 2026

Dear Sirs

Re: LOT 2 - 3.51 Hectares (8.68 Acres), Silsden, Keighley, BD20 0EH

We have been instructed by the vendors to invite all interested parties to submit their best and final offers. All offers are to be submitted on the following basis.

1. Offers are to be made in writing on the form provided and returned in an envelope marked “**Silsden**” in the top left corner to enable identification to Messrs David Hill, The New Ship, Mill Bridge, Skipton, North Yorkshire, BD23 1NJ. Alternatively, the completed form can be returned by email to [rharp@david-hill.co.uk](mailto:rharp@ david-hill.co.uk)
2. Offers are to be received no later than Wednesday 18th March 2026 by 12 noon.
3. Offers are to be for a fixed sum. Escalating offers or offers referring to other bids will not be considered.
4. The vendor is not obliged to accept the highest offer or indeed any of the offers received.
5. Offers already submitted will be disregarded. All offers should be either reconfirmed or revised in accordance with the above terms, using the enclosed form.
6. Offers are to be made subject to contract only.
7. As stated, the land is sold subject to a 10 year overage clause in terms of future **residential** development. As part of their offer, prospective purchasers are invited to propose the percentage of uplift they would be prepared to pay.

Yours faithfully

Messrs David Hill



Chartered Surveyors • Registered Valuers • Planning & Development Services • Estate Agents

Matthew Binns MRICS • Roger Harper MNAEA • Luke Binns BSc (Hons) MSc MRICS

