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DAVID HILL



6.24 Hectares (15.43 Acres) Coplowe Lane Wilsden BD15 0DW

A valuable parcel of productive meadow with frontage and direct access to Coplowe Lane that will be of particular interest to adjacent farmers but also to those with equestrian, hobby farming and conservation interests.

Conveniently located on the edge of the popular village of Wilsden just 6 miles north west of Bradford city centre.

Guide Price £295,000

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• Bingley 4 miles • Haworth 5.5 miles • Keighley 5.5 miles • Skipton 16 miles • Bradford 6 miles

Location

The land is conveniently located on the eastern edge of the village of Wilsden, with Harden to the north, Bingley and Cottingley to the east and the city of Bradford to the south east.

Description

This valuable parcel of relatively level meadow extends in total to approximately 6.24 hectares (15.43 acres) which although originally has been subdivided into smaller compartments has more recently been farmed as a single block.

There is good access from Coplowe Lane with the land bordered on all sides by traditional dry stone walls with external boundaries being fenced as necessary to a stock proof condition. Internal boundaries where remaining are no longer stock proof.

There is mains water to the land and there are no public footpaths or rights of way.

The land will be of obvious appeal to neighbouring farmers and property owners as well as those with equestrian, hobby farming and conservation interests, or perhaps those simply looking for a secure private block of land to exercise dogs. Any change of use away from its current agricultural use will of course be subject to planning approval.

Tenure

Freehold, vacant possession on completion.

Viewings

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

Please do not take dogs onto the land.

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

Coming from Bingley on the A650 take the second exit at the roundabout at the end of the bypass signed Wilsden/Cottingley/Yorkshire Clinic. Continue to the traffic lights and turn left to Cottingley/Wilsden and proceed straight across at the double mini roundabout. At the next mini roundabout take the second exit onto Cottingley Moor Road and after about 850 metres turn right onto Lee Lane. Continue on Lee Lane for about 1.25 miles taking the left hand bend onto Cross Lane Which becomes Coplowe Lane at the next left-hand bend. The entrance to the land can be found on the right after about 200 meters. A David Hill for sale sign has been erected.







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

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