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DAVID HILL

Farview Fishing Lakes Lee Lane Bingley BD16 1UF

An exciting opportunity to acquire a thriving business with potential to expand, comprising two very well established fishing lakes served by a large car park and useful reception building with café, w.c., and storage. The site extends in total to approximately 6.25 acres with enough land to create a third lake and additional complimentary facilities, subject to planning permission.

Very pleasant rural setting with super views yet extremely convenient for access being just 2.5 miles from Bingley and 5 miles from Bradford.

Guide Price £375,000

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• Bingley 2.5 miles • Shipley 3.5 miles • Bradford 5 miles • Skipton 15 miles • Halifax 9 miles • Leeds 19 miles

Location

The property is accessed directly from Lee Lane just to the south of Cottingley and the popular market town of Bingley. Bingley provides a good range of services and amenities including shops, supermarkets, bars and restaurants as well as primary and secondary schooling, including the well regarded Bingley Grammar School. Commuters are well served with Bingley train station providing regular services to Bradford, Leeds and Skipton and the Bingley Relief Road connecting to the wider road network and nearby business centres.

Description

The Farview Fishery was created in circa 2006 from a greenfield site and comprises two sympathetically designed lakes set over separate terraces, each with small islands and each with a wide path around the edge creating flexible access.

The top lake extends to about 0.59 acres and has 28 pegs with the bottom lake extending to about 0.69 acres and having 24 pegs with each pond having five aerators.

Both lakes are well stocked having a good head of carp plus Tench, Chub, Bream, Perch and Roach.

The planting and landscaping around both lakes has become well established and mature creating a wonderful environment with the lakes having being a firm favourite amongst the local fishing fraternity.

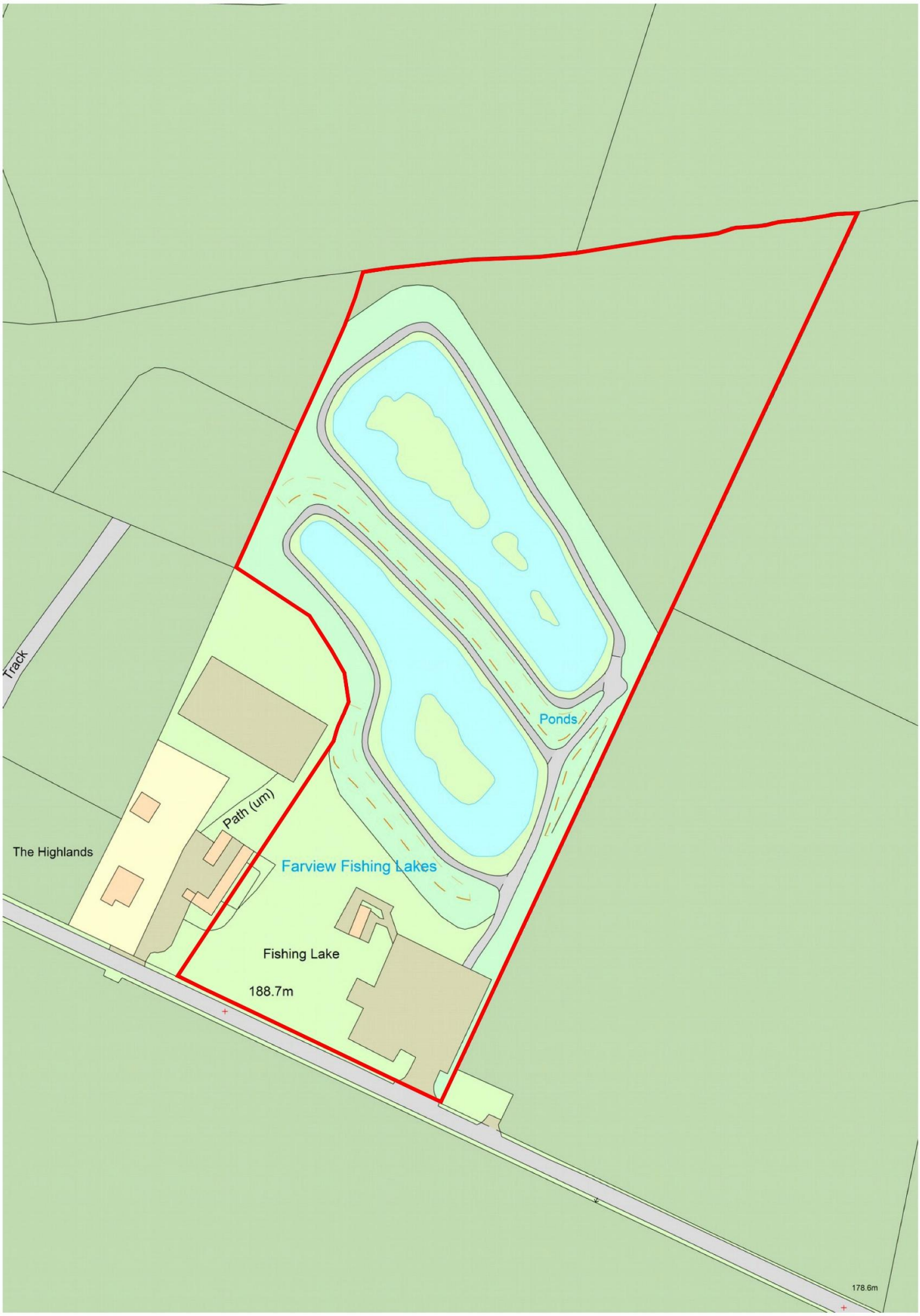
The fishery is accessed directly from Lee Lane and is served by a large tarmac surfaced car park from where there is vehicle access to both lakes if required.

Just off the car park is a useful reception building providing a café, store and accessible w.c., beyond which is a paddock extending to about 0.30 acres.

Below the bottom lake is a further field extending to approximately 1.79 acres which previously had planning permission for the creation of a third fishing lake offering obvious potential for expansion, subject to obtaining any necessary planning permissions.

The Highlands

Neighbouring 'Farview Fishing Lakes' to the west and currently available for sale separately through David Hill LLP is 'The Highlands', a stunning two bedroom detached house with fabulous garden room, stables and an outdoor school standing in a total of 1.25 acres.


Track
Ponds
Path (um)
The Highlands
Farview Fishing Lakes
Fishing Lake
188.7m
178.6m

Services
We understand the property is connected is connected Mains water and mains electricity with drainage to a shared septic tank.

Tenure
Freehold. Vacant possession on completion.

Viewings
Strictly by appointment through the selling agents

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 the roundabout at the end of the Bingley Relief Road (A650) take the second exit signed Wilsden/Cottingley/Yorkshire Clinic and take the left hand lane turning left at the traffic lights to Wilsden/Cottingley. Continue on Cottingley New Road heading straight across at the two mini roundabouts onto Bradford Old Road (B6146) and take the second exit at the next roundabout signed Haworth/Wilsden onto Cottingley Moor Road (B6146). Continue on Cottingley Moor Road for about 850 metres turning right onto Lee Lane where 'Farview Fishing Lakes' can be found on the right after about 600 metres. A David Hill 'For Sale' sign has been erected.

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

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

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