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DAVID HILL



Stable Yard & 13.08 Acres, Low Lane, Queensbury, BD13 1NE

An exciting opportunity to acquire a well built stable yard together with 13.08 acres of productive meadow and pasture having frontage and direct access to Low Lane, perfect for those with equestrian interests.

Convenient location to the north west of Queensbury, just nine miles from Bradford.

Guide Price £195,000

Stable Yard & 13.08 Acres, Low Lane, Queensbury, BD13 1NE

• Queensbury 1 mile • Thornton 2 miles • Bradford 5 miles • Halifax 4.5 miles • Skipton 18.5 miles

Location

The land and stables are conveniently situated in open countryside between Thornton and Queensbury just 4 miles west of Bradford City Centre and 4 miles north of Halifax.

Description

The property extends in total to approximately 5.293 hectares (13.08 acres) having direct access from low Lane and approximately 140 metres of frontage.

Serving the land is a well equipped stable yard of substantial concrete block construction comprising three stable boxes, a larger foaling box and general food store. There is also a secure tack room/store with the buildings arranged in an L shape around a sheltered concrete yard. Across the yard from the stables is a more basic pole frame store building (3.47m x 6.78m).

Beyond the stable yard is a productive block of meadow and pasture including a shelter belt of mature trees along part of the north west boundary following the line of a stream. The meadow and grazing land extends in total to about 11.05 acres and is separated by traditional dry stone walls into six main enclosures with the land having a predominantly northerly aspect sloping down in the direction of the stream.

The land is not crossed by any public footpaths or bridleways making it ideal for those with equestrian or hobby farming interests with the stable yard offering potential for alternate uses, subject to obtaining any necessary consents.

Tenure

Freehold. Vacant possession on completion.

Services

There are no mains services connected to the property. Purchasers are responsible for making their own enquiries.

Viewings

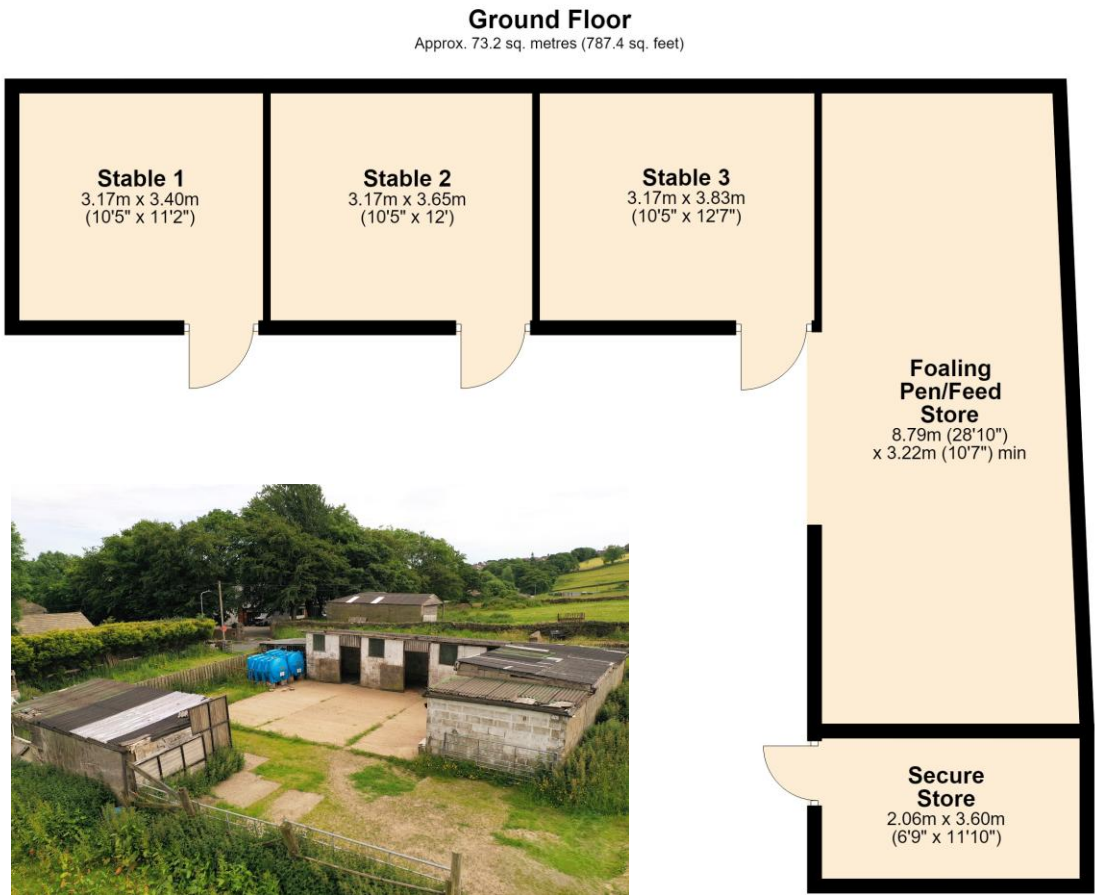
The land can be viewed during daylight hours at your convenience. Please take a set of sales particulars with you.

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

At the traffic lights in Queensbury at the junction with Brighthouse Road (A644) turn onto Albert Road A644 heading towards Denholme. After approximately 250 metres turn right onto Thornton Road which becomes Carter Lane and continue to ‘The Junction Inn’ turning left on the right hand bend onto Lane Side/Low Lane. The entrance to the stables can be found on the right after about 235 metres, a David Hill ‘for sale’ sign has been erected.







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

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