

01756 795621  
www.david-hill.co.uk

DAVID HILL



## **4.31 Hectares (10.65 Acres) Brackendale Drive Thackley BD10 0SS**

A unique opportunity to acquire a parcel of unmanaged predominantly mature oak mixed amenity woodland benefiting from vehicle access off Brackendale Drive, perfect for those with an interest in conservation, wildlife and the environment.

Conveniently located within the small suburb of Thackley just 5 miles north of Bradford city centre.

**Guide Price £85,000**

# 4.31 Hectares (10.65 Acres) Brackendale Drive Thackley BD10 0SS

• Shipley 2 miles • Baildon 3 miles • Bradford 5 miles • Guisley 6 miles • Bingley 9 miles

## Location

The land is conveniently located off Brackendale Drive to the north of the suburb of Thackley close to the neighbouring towns of Baildon and Shipley with the city centre of Bradford approximately 5 miles to the south.

## Description

The woodland is approached via a private track off Brackendale Drive from which there is access on the northern boundary. The track is suitable for both vehicle and foot access.

The land extends in total to approximately 4.31 hectares (10.65 acres) of unmanaged predominantly mature oak mixed woodland having a north westerly aspect sloping down from Brackendale Drive.

Within the plot adjacent to the bottom access stands a basic metal sheet building, providing useful dry storage space.

There are no public footpaths or rights of way crossing the woodland but there is an electricity pylon in the bottom far corner with an overhead electrical line passing over the western most point of the plot.

The woodland is subject to a Tree Preservation Order Ref Number 0002. A copy of the order is available on request.

## Tenure

Freehold. Vacant possession on completion.

## Viewing

The land can be viewed during daylight hours at your convenience but please notify the office when you intend visiting the site.

Please take a set of printed sales particulars with you.

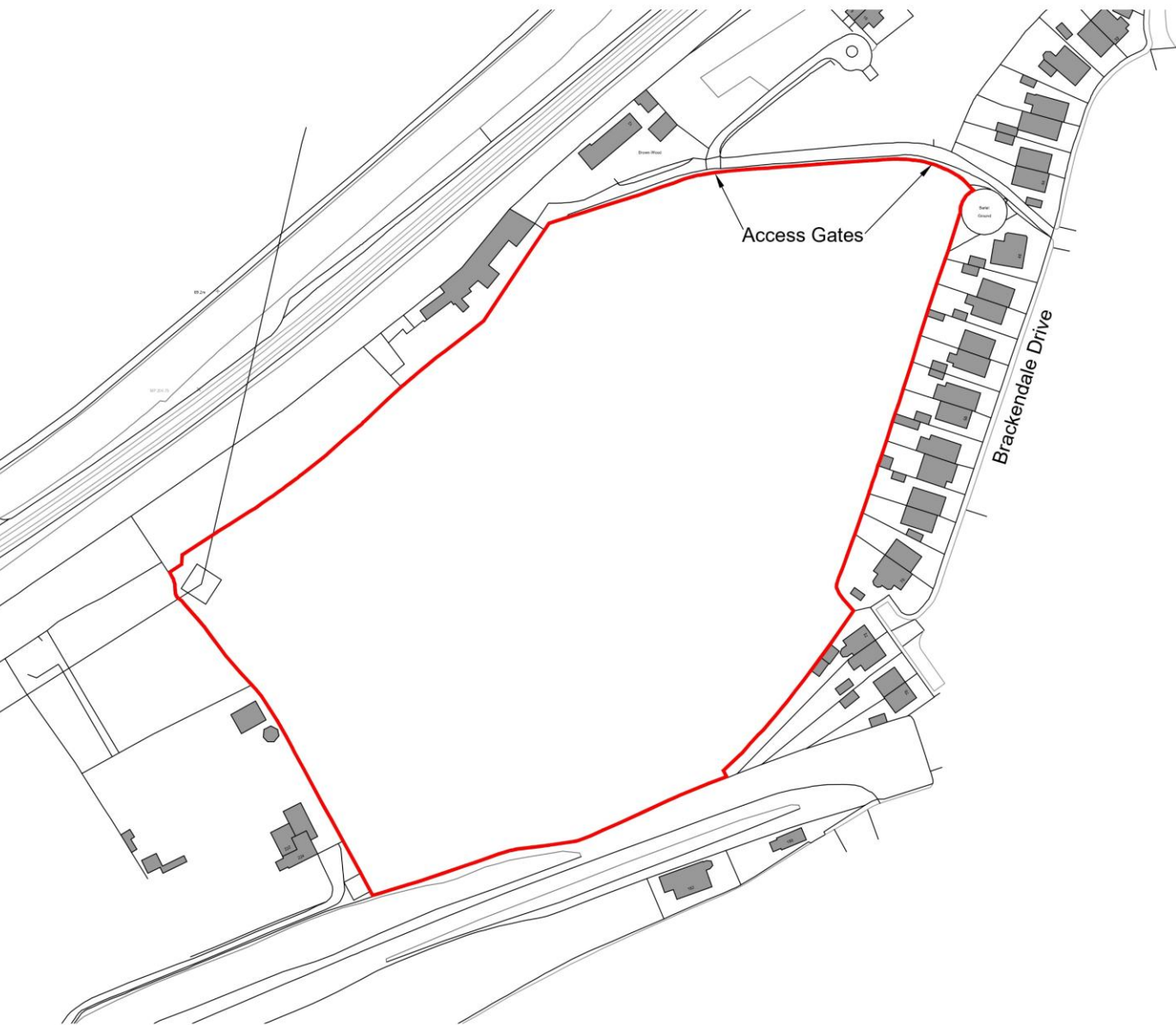
## Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

## Directions

From Bradford head North on Canal Road (A6037) taking a left onto Bolton Lane. Continue to the first set of traffic lights and turn left onto King’s Road. Continue along King’s Road becoming Swain House Road and at the roundabout take the second exit onto Highfield Road. Continue on Highfield Road becoming Town lane reaching traffic lights. From the traffic lights continue straight onto Thackley Road and approximately 500m turn left onto Windhill Old Road. After approximately 400m turn right onto Brackendale Drive. After 350m the access road will be on the right hand side between numbers 44 and 46 Brackendale Drive with the woodland being situated on the left of the private road.





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.