

Bartle & Son

Auctioneers & Valuers
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**WEST OF LAYCOCK
KEIGHLEY (approx. 2 miles)
Just out of the Village at GOOSE EYE BROW**

Out of village location

**GRASS Paddock
About 2.57 ACRES (1.04ha)**

For Sale as a whole, freehold with Vacant Possession on completion.

Desirable grass land, well sheltered with 3 stables.



OFFERS: invited for the whole over £65,000.

Viewing: on foot in daylight hours with these particulars.

Ref: BC/433

We try hard to make our sales details accurate and reliable. If there is any point which is of special importance to you, please contact our office and we will be pleased to check the information, particularly if travelling a distance to view this property.

LAND AT GOOSE EYE BROW

SITUATION: The property is situated off Laycock Lane which extends from west of the village at the junction with Goose Eye Brow, Games Scar Lane and Green Sykes Road. This is in delightful and characterful country typical of the district with significant tree scape locally. An attractive vista over land to the middle distance marches over the southern boundary.

DESCRIPTION: This is a regular shaped enclosure bounded with mixed predominantly well kept stone walls and hedges and notably the trees on the southern aspect providing significant shelter with a number of mature standards on this boundary.

It is on a moderate to significant slope but ideal for equestrian grazing purposes with a level area to the bottom. It has been grazed by cattle recently and ponies

STABLES: On this southern aspect are 3 no Hodgson style timber clad loose boxes (one used as a store) 12ft x 12ft in an enclosure and also alongside a further timber shelter.

TITLE: WYK373014 **What3Words:** *///moss.glitz.mixer* **POSTCODE:** (nearby) BD22 0PE

SCHEDULE: RLR – not recorded. No environmental schemes are recorded on this parcel.

BOUNDARIES: Where indicated boundaries marked by an inward ‘T’ are understood to be the responsibility of the owner. Those braced (if any) are subject to joint maintenance.

SERVICES: A mains water service is available and connected. **DRAINAGE:** None recorded.

PLANNING: The land is shown unallocated, without development limits on the saved Bradford Metropolitan development plan.

POSSESSION: Vacant possession is to be granted upon completion anticipated 1st October 2025.

CROPS: Permanent grass, herb rich.

VALUATION: No additional valuation is required.

RIGHTS: Mineral rights are excluded on the northern end (marked blue).

RESERVATIONS: None

OUTGOINGS: None so far as aware.

LOCAL AUTHORITY: Bradford Met

TERMS:

Offers invited by reference to a closing date of 5.00pm Friday 12th September.

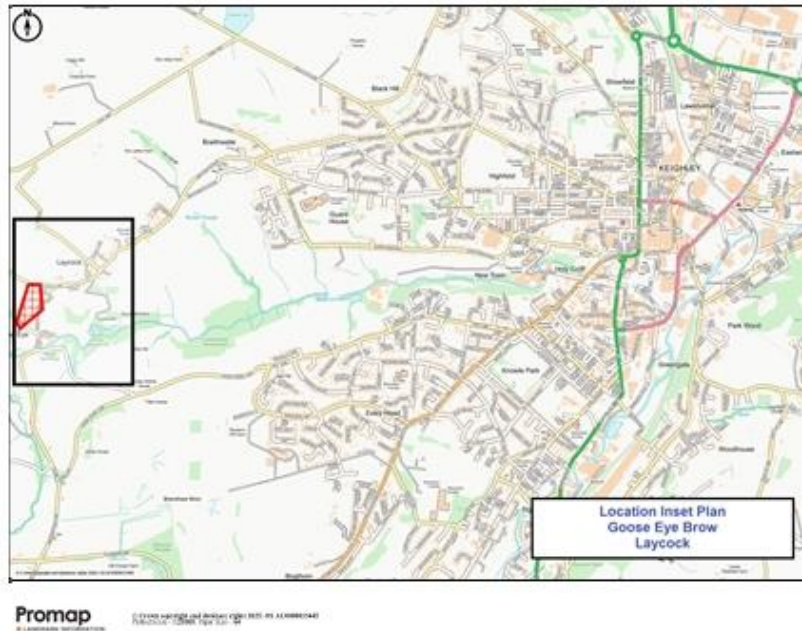
DIRECTIONS: From Laycock head west on the road to Sutton in Craven and after 80 metres the field is found at the junction left hand side with Game Scar identified by the ‘for sale’ board.



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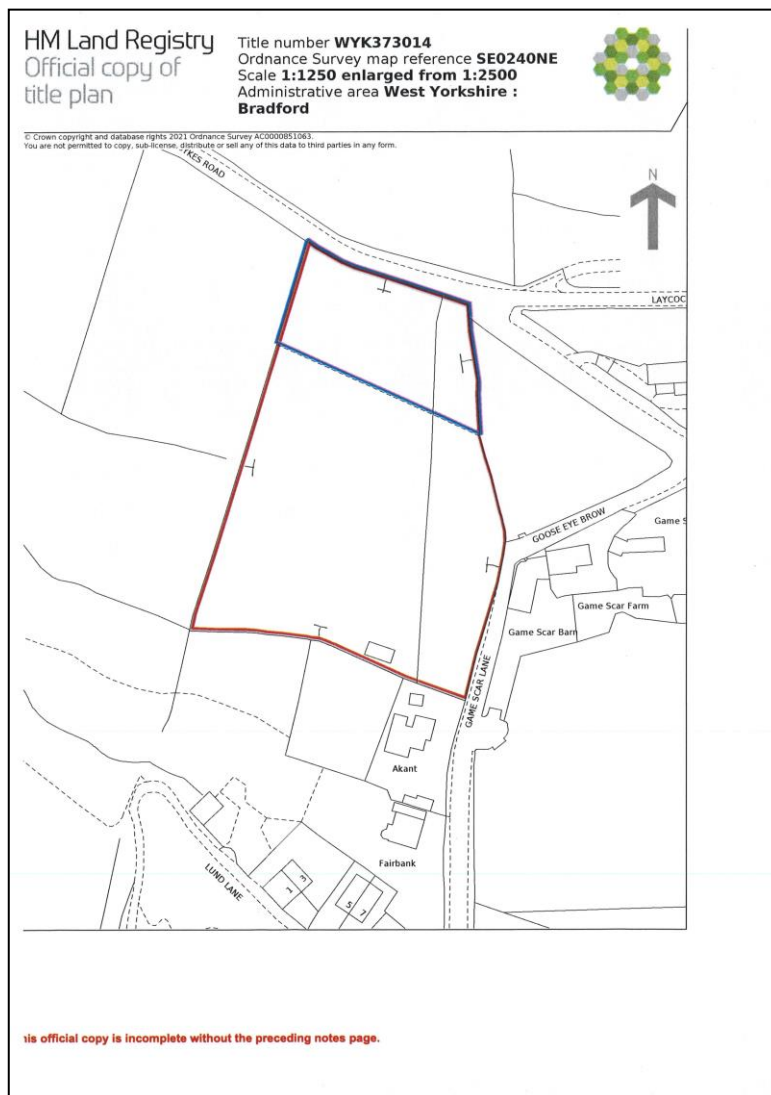
Location and Sale Plan:

For identification - Do not Scale



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Stable Block:



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