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DAVID HILL



## **Land off Black Edge Lane Denholme BD13 4ET**

### **FOR SALE BY INFORMAL TENDER**

An interesting plot of land extending to approximately 350sqm adjoining a neighbouring residential dwelling and having frontage and direct access to Black Edge Lane.

Convenient semi rural position just 1 mile to the south of Denholme Village

**TENDERS CLOSE - THURSDAY 23 MAY 2024 AT 12 NOON**



# Land off Black Edge Lane Denholme BD13 4ET

• Denholme 1 miles • Queensbury 3 miles • Bingley 7 miles • Keighley 7 miles • Bradford 6.5 miles

## Location

The site is situated off Black Edge Lane approximately 1 mile to the south of the village of Denholme within easy reach of the larger local towns and just 6.5 miles to the west of Bradford.

## Description

This interesting plot of land extends from the end of a terrace of cottages having frontage and direct access to Black Edge Lane. The plot is bordered on three sides by traditional stone walls and adjoins No 2 Black Edge Road to the east.

Although unmanaged and overgrown the plot will be of real interest to those wanting an allotment or a private garden space as well as to speculators and investors taking a longer term view on change of use.

## Planning

Under the current Bradford Unitary Development Plan the land is designated Green Belt but identified as being within the Infill boundary of Denholme Gate as defined on the local authority proposal map.

The relevant Planning Policy is GB3 'Infill Settlements'.

## Method of Sale

The land is offered for sale by Informal Tender.

All offers are to be submitted in the stated format on the form provided and received at the selling agent's office by 12 noon on Thursday 23 May 2024.

## Tenure

Freehold, Vacant possession on completion.

## Services

There are no services connected to 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.

## Viewings

The land can be viewed during daylight hours at your convenience without the need for an appointment. Please take a printed set of sales particulars with you during your inspection.

## Directions

From Denholme village head south on Halifax Road (A629) up the hill passed the church and Denholme Business Centre and continue on Smithy Hill (A629) signed Halifax. Black Edge Lane can be found on the right approximately 400 metres from the Brighthouse Road junction. The plot can be found to the west of No. 2 identified by the David Hill for sale sign.







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

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