



9.106 Hectares (22.50 Acres) Whalley Lane Denholme BD13 4LL

AS A WHOLE OR IN LOTS

A very useful parcel land comprising predominantly productive pasture with pockets of scrub and a stand of mature woodland, having access via a private lane from Whalley Lane.

Conveniently located to the east of Denholme village just 6 miles west of Bradford city centre.

Guide Price for the Whole £175,000

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• Denholme 1.5 miles • Keighley 6 miles • Bradford 6 miles • Halifax 8 miles • Skipton 15 miles

Location

The land is conveniently located on Whalley Lane to the east of Denholme between the towns of Keighley and Halifax. The city of Bradford is just 6 miles to the east.

Description

A very useful parcel of conveniently located habitat rich land extending to about 9.10 Hectares (22.50 Acres) providing productive mixed summer grazing with pockets of natural scrub and a banking of more mature woodland.

The land has three points of entry from a private lane extending from Whalley Lane along its northern boundary and benefits from a reliable natural water supply. There is a public footpath crossing the land.

Boundary structures are prominently traditional dry stone walls but include a section of hedge and a section of timber post and rail fence.

This valuable block of land provides a variety of habitats and while being of obvious appeal to farmers and those with equestrian interests will also appeal to the more conservation minded and those looking for an opportunity to enhance the environment.

Tenure

Freehold. Vacant possession on completion.

Viewing

The land can be viewed from the access track along the northern boundary so as not to disturb livestock.

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.

Basic Payment Scheme

The land is registered with the Rural Payments Agency and all claims under BPS (Including de-linked payments) will be retained by the vendor.

Directions

From Keighley head South on Halifax Road (A629) to the mini roundabout at Cross Roads and take the first exit continuing on Halifax Road (A629) past Flappit Spring and Manywells Brow towards Denholme. Before reaching Denholme village turn left onto Whalley Lane and continue past Buck Park Quarry for about 1.2 km where the lane leading down to the land can be found on the right. A David Hill for sale sign has been erected.







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

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