



1.62 Hectares (4 Acres) Turnshaw Road Oakworth BD22 0QS

An attractive gently sloping single meadow having a pleasant southerly aspect together with the remnants of a small stone field barn. The land has frontage and direct access to Turnshaw Road.

Convenient rural location to the edge of Oakworth, just 3 miles West of the larger town of Keighley.

Guide Price £50,000

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• Keighley 3 miles • Colne (M65) 10 miles • Bingley 8 miles • Skipton 10 miles • Bradford 11 miles

Location

The land is situated on the westerly edge of the village of Oakworth with the larger town of Keighley approximately mile to the East and the east Lancashire town of Colne about miles to the West.

Description

The land extends in total to approximately 1.62 hectares (4.00 acres) and comprises a single, gently sloping meadow having a pleasant southerly aspect. Within the land and backing directly onto Turnshaw Road is a small stone building which although now requires quite significant repair would provide a very useful field shelter once reinstated.

The land is accessed from Turnshaw Road which extends along its northern boundary with Irish Lane bordering to the East, linking back to Hob Cote Lane about 450 meters to the south.

Boundary structures are a combination of traditional dry stone walls and timber post, sheep netting and barbed wire fencing. The boundaries are in a poor state of repair and are currently not stock proof.

There are no public footpaths crossing the land.

The land will be of particular appeal to those with equestrian, hobby farming and conservation interests.

Please note that Grey Scar Road, Turnshaw Road and Irish Lane are all unmade tracks and extremely uneven. We advise foot access only for viewings.

Tenure

Freehold. Vacant possession on completion.

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.

Services

There are no services connected to the property. An overhead electric line crosses the land.

Viewings

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

Directions

Entering Oakworth from the direction of Keighley on Keighley Road (B6143), continue through the village on Keighley Road which becomes Chapel Lane and then Colne Road and turn right onto Low Bank Lane immediately before The Golden Fleece pub. After about 35 meters turn left onto Grey Scar Road (unmade track) and continue for about 600 meters where the track becomes Turnshaw Road at the junction with Irish Lane. The land is on the left with the access gate a little further on Turnshaw Lane immediately before the building. David Hill for sale signs have been erected.





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