

01756 795621
www.david-hill.co.uk

DAVID HILL



Stables & 1.73 acres Low Lane Queensbury BD13 1LW *FOR SALE BY INFORMAL TENDER*

An exciting opportunity to acquire a well-executed stable block standing in approximately 2.24 acres of productive pasture land with frontage and direct access to Low Lane, conveniently located to the north west of the town of Queensbury.

Extremely accessible location just 5 miles from Bradford.

Offers Over £75,000

Stables & 1.73 acres Low Lane Queensbury BD13 1LW

• Queensbury 1.5 miles • Thornton 2.5 miles • Denholme 3 miles • Halifax 4.5 miles • Bradford 5 miles

Location

The land and stables are situated to the north west of the popular town of Queensbury, between Thornton and Denholme. The city of Bradford is just 5 miles to the east.

Description

The property extends in total to approximately 0.906 hectares (2.24 acres), having frontage to and direct access from Low Lane.

Together with the land is very useful and well maintained stable yard made up of a five boxes, a separate sheltered storage area and hard standing. The building is in good condition having concrete block walls and sheet roofing and benefits from a mains water supply.

Adjacent to the stable yard is the land extending in total to approximately 0.7 hectares (1.73 acres) divided into two manageable enclosed paddocks. The land is bordered by a combination of traditional dry stone walls and post and wire fences which are all in stock proof condition. Set just above the stables adjacent to Low Lane is a useful outdoor schooling area.

The stables and land will be of obvious appeal to those with equestrian interest, but the property will also appeal to a wider market, from neighbouring land owners and hobby farmers to those with conservation interests as well as longer term investors.

The land is being offered for sale by informal tender.

Offers are to be submitted in the stated format on the form provided and received at the selling agents office by 12 noon on Tuesday 1st October 2024.

Tenure

Freehold

Viewings

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

Wayleaves, Easements and Rights of Way

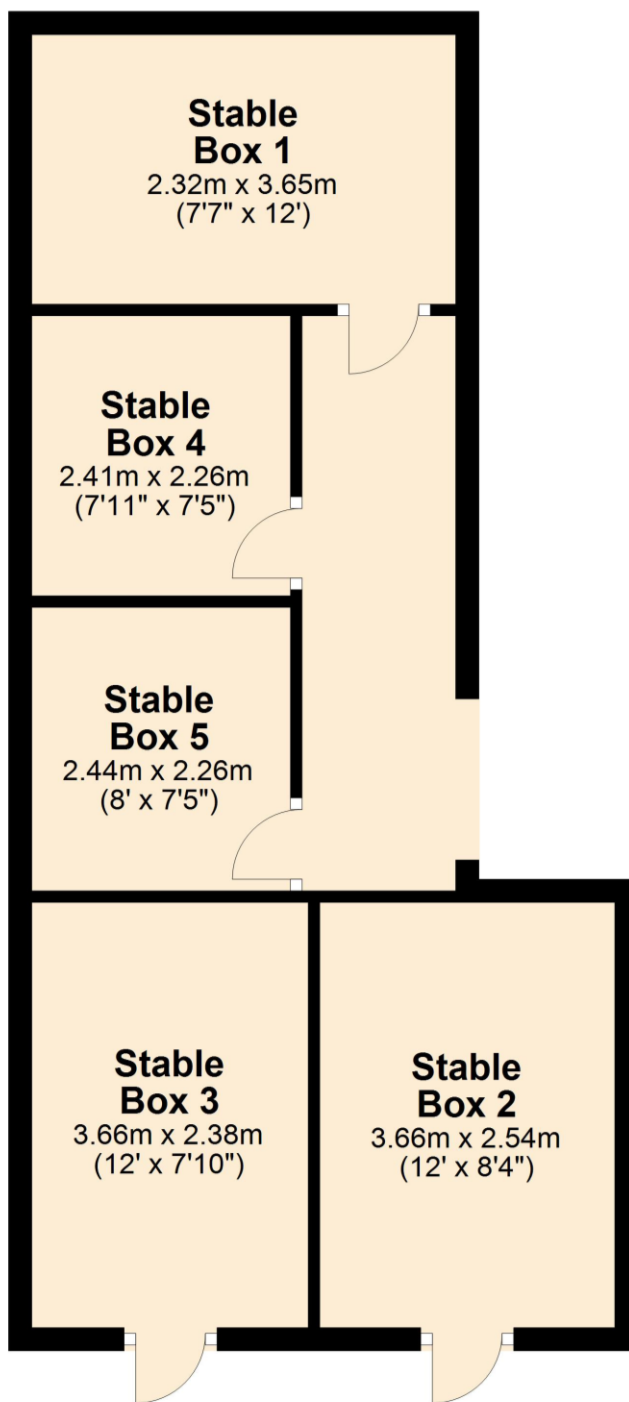
The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From High Street in Queensbury turning onto Albert Road (A644) continue out of Queensbury onto Brighouse and Denholme Road (A644). Take a right turn onto Pit Lane and following right onto Low Lane. The entrance to the plot is 200m along Low Lane on the left hand side.







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

info@david-hill.co.uk

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