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DAVID HILL



26.208 Hectares (64.76 Acres) Denholme BD13 4EN
AS A WHOLE OR IN LOTS

A productive and extremely accessible block of meadow and pasture extending between Halifax Road (A629) and Doe Park Reservoir on the edge of Denholme Village just 6 miles west of Bradford City centre.

Guide Price for the Whole £650,000

26.208 Hectares (64.76 Acres) Denholme BD13 4EN

• Denholme 1 miles • Cullingworth 3 miles • Bradford 6 miles • Halifax 6 miles

Location

The land is situated between St Pauls Church and Denholme House Farm Drive on the southerly edge of Denholme Village in an extremely accessible position. Bradford City Centre is just 6 miles to the east with the town of Halifax 6 miles to the south..

Description

This productive block of predominantly meadow and pasture benefits from two points of access from Halifax Road (A629) via Denholme House Farm Drive providing an opportunity to sub divide the land into smaller lots.

The land extends from the Denholme House Farm Drive development in the west beyond the disused railway cuttings down to Doe Park Reservoir in the east. The railway cutting and disused tunnel are included in the sale.

The majority of the more level land on the top is productive mowable meadow with the steeper sloping areas providing pasture and useful grazing. There is a further parcel of meadow lower down adjacent to the reservoir.

Water is from the natural supply of Denholme Beck which extends through part of the land close to the south east boundary.

Tenure

Freehold.

Basic Payment Scheme

The land is registered with the RPA for the Basic Payment Scheme. Entitlements are not included in the sale.

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.

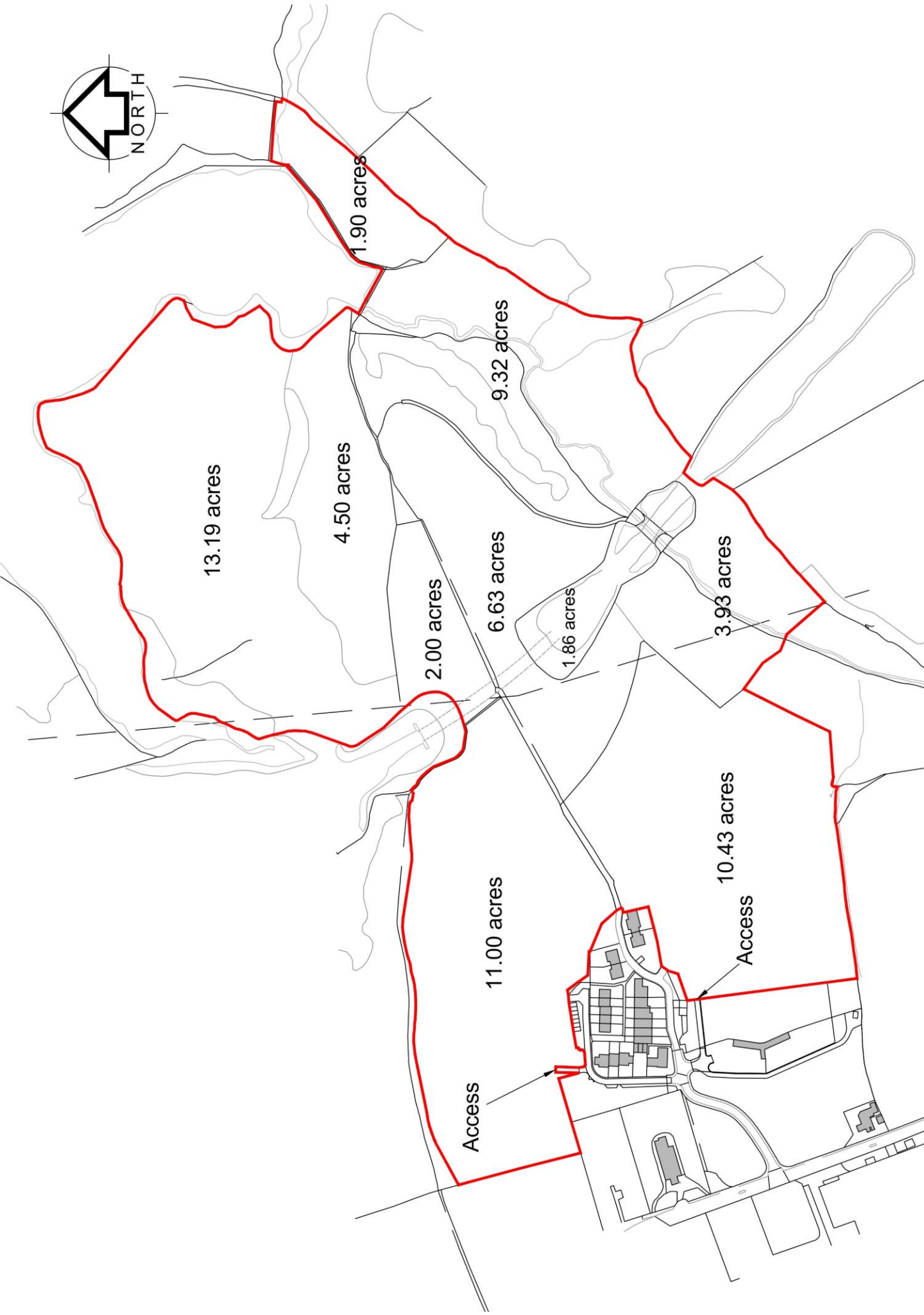
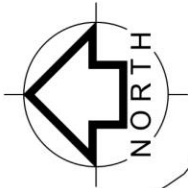
Viewing

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

Directions

From Bradford City Centre head west on Thornton Road (B6145) continuing straight across at the double mini roundabouts and continuing through Thornton village still on Thornton Road (B6145) all the way to the traffic lights at Keelham. Continue straight across at the lights on Thornton Road (B6145) for about 0.25 miles to the junction and traffic lights with Halifax Road (A629) and turn right. Continue towards Denholme on Smithy Hill past the junction with Brighthouse Road and the retail units before turning right into Denholme House Farm Drive before the church. Continue down Denholme House Farm Drive where the first entrance to the land is through the timber field gates on the right, bearing left into the land. The second entrance is through the large metal estate gates on the left. Continue on the tarmac drive to the first corner where the field entrance is on the left. For Sale signs have been erected.







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

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