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DAVID HILL



9.94 Hectares (24.56 Acres) Cross Lane Wilsden BD16 1UB

AS A WHOLE OR IN LOTS

An accessible parcel of productive grazing and mowing land comprising five separate meadows with frontage and direct access to Cross Lane and the bridleway, perfect for those with equestrian or farming interests.

Conveniently located on the edge of the popular village of Wilsden just 6 miles north west of Bradford city centre.

Price On Application

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• Bingley 4 miles • Haworth 5.5 miles • Keighley 5.5 miles • Skipton 16 miles • Bradford 6 miles

Location

The land is conveniently located on the eastern edge of the village of Wilsden, with Harden to the north, Bingley and Cottingley to the east and the city of Bradford to the south east.

Description

These valuable parcels of relatively level meadow extend in total to approximately 9.94 hectares (24.56 acres) being sub divided into five separate fields. There is a range of basic buildings on the smaller meadow to the west.

The land is externally bordered on all sides by traditional dry stone walls with guard fencing. Internal dry stone wall boundaries would now benefit from repair.

There is no water connected to the land.

Four of the five individual meadows have direct access via field gates off Cross Lane and the bridleway with a further access to one of the meadows off Lee Lane.

All five meadows are connected internally by gates with a public footpath extending through the meadows along the northern boundary.

The land will be of obvious appeal to neighbouring farmers and property owners as well as those with equestrian, hobby farming and conservation interests or perhaps those simply looking for a secure private block of land to exercise dogs.

Restrictions

The quarrying and extraction of stone from the land will not be permitted.

Notes

Upon completion of sale the purchaser of the relevant meadow will be required to wall up the existing gate as marked 'X' on the sale plan.

Tenure

Freehold, vacant possession on completion.

Viewings

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

Please do not take dogs onto the land.

Wayleaves, Easements and Rights of Way

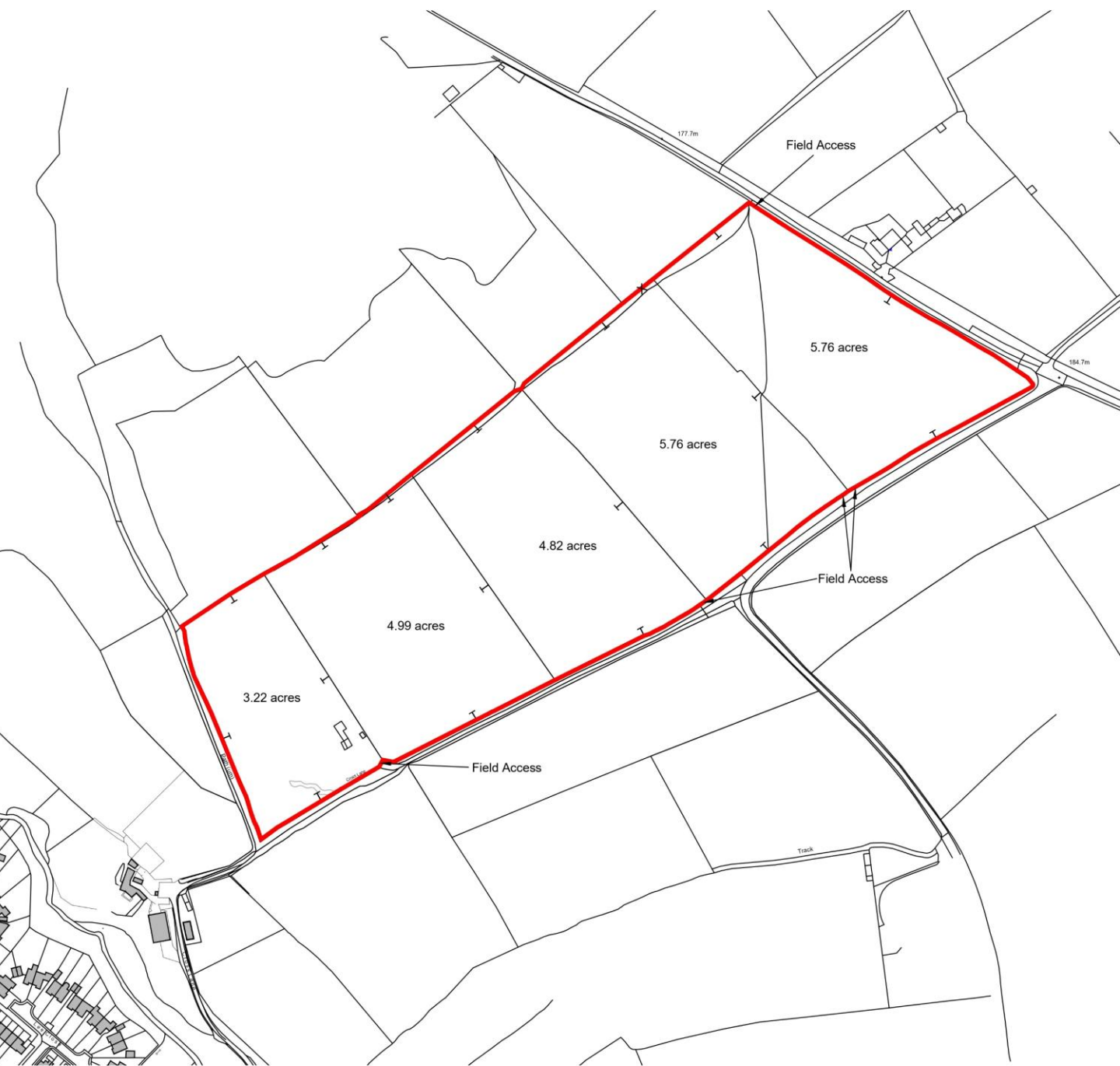
The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

Coming from Bingley on the A650 take the second exit at the roundabout at the end of the bypass signed Wilsden/Cottingley/Yorkshire Clinic. Continue to the traffic lights and turn left to Cottingley/Wilsden and proceed straight across at the double mini roundabout. At the next mini roundabout take the second exit onto Cottingley Moor Road and after about 850 metres turn right onto Lee Lane. Continue on Lee Lane for about 1.25 miles taking the left hand bend onto Cross Lane. The entrances to the land can be found along Cross Lane and the bridleway to the right hand side. For sale signs have been erected.







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

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