



### **3.54 Hectares (8.75 Acres) Cross Lane Wilsden BD16 1UB**

A productive parcel of meadow with frontage and direct access to Cross Lane/ Coplowe Lane, 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.

**Guide Price £105,000**



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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

This valuable parcel of relatively level meadow extends in total to approximately 3.54 hectares (8.75 acres) being sub divided into two separate fields.

The land is bordered on all sides by traditional dry stone walls with internal guard fencing which would now benefit from repair.

There is no water connected to the land.

Access is via a field gate at the junction of Cross Lane with Coplowe Lane being directly from the road and although a public bridleway runs on Cross Lane to the north of the land there are no public footpaths or bridleways within the land.

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.

## 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 entrance to the land can be found after about 260 metres on the right of the next left-hand bend. A David Hill for sale sign has been erected.







