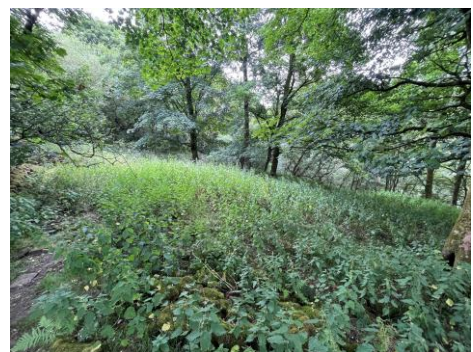




23.67 Hectares (58.49 Acres) Whalley Lane Denholme BD13 4LQ

AS A WHOLE OR IN LOTS

A versatile block of land comprising productive meadow, pasture and unmanaged mature woodland, having access and frontage in part to Whalley Lane.

The land will appeal to commercial farmers, those with equestrian and hobby farming interests as well as those with an interest in conservation and the environment.

Conveniently located between the villages of Denholme and Cullingworth just 6 miles west of Bradford city centre.

Guide Price for the Whole £355,000

10.74 Hectares (23.67 Acres) Whalley Lane Denholme BD13 4LQ

• Denholme 1.5 miles • Keighley 6 miles • Bradford 6 miles • Halifax 8 miles • Skipton 15 miles

Location

The land is conveniently located on Whalley Lane between the villages of Denholme and Cullingworth. The town of Keighley is about 6 miles to the north and the larger town of Halifax about 8 miles to the south. The city of Bradford is just 6 miles to the east.

Description

LOT 1 Guide Piece £70,000

A very useful parcel of productive pasture extending to approximately 4.026 Hectares (9.95 Acres) with frontage and direct access to Whalley Lane.

The land is served by a natural water course and is bordered predominantly by traditional dry stone walls. There are public footpaths crossing the land.

LOT 2 Guide Price £130,000

An interesting block of land extending in total to approximately 10.742 Hectares (26.54 Acres) providing a variety of habitat rich environments including pasture, under-grazed woodland/scrub and mature unmanaged mixed woodland of varying topography and gradient.

The land has frontage in part and an access point from Whalley Lane and also has access from the private unmade track extending along its western edge. Milking Hole Beck provides a natural source of water and the land is bordered predominantly by traditional dry stone walls. There are public footpaths crossing the land.

LOT 3 Guide Price £155,000

A useful block of mixed pasture and grazing extending in total to about 8.904 Hectares (22 Acres) with frontage in part and direct access from Whalley Lane.

The land provides mixed quality grazing with water provided from Denholme Beck which extends along a large portion of the eastern boundary. Boundary structures are predominantly traditional dry stone walls. The land is crossed by public footpaths.

Tenure

Freehold. Vacant possession on completion.

Viewing

The land can be viewed during daylight hours at your convenience

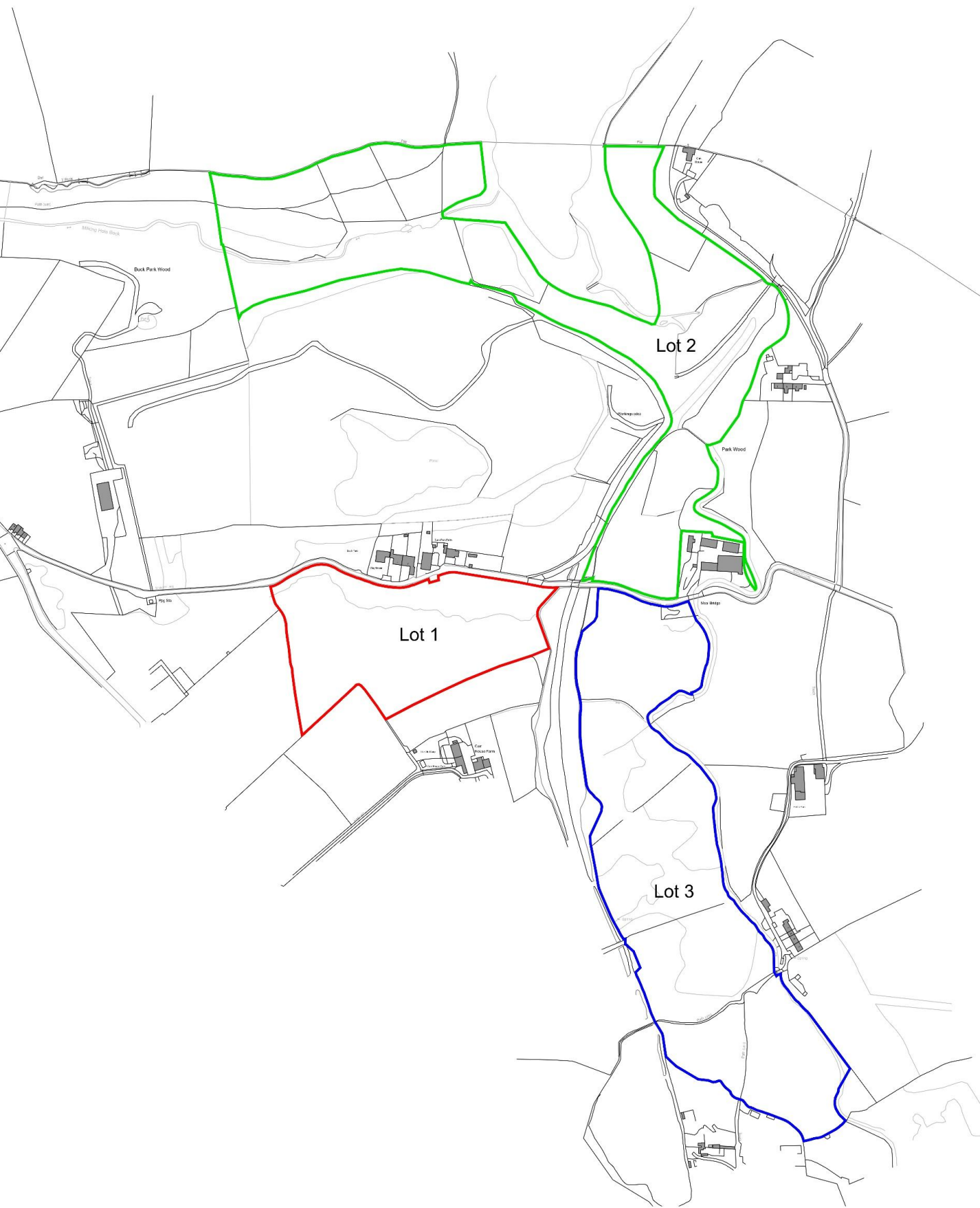
Wayleaves, Easements and Rights of Way

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

Directions

From Keighley head South on Halifax Road (A629) to the mini roundabout at Cross Roads and take the first exit continuing on Halifax Road (A629) past Flappit Spring and Manywells Brow towards Denholme. Before reaching Denholme village turn left onto Whalley Lane and continue past Buck Park Quarry where the land can be found on the left and right of Whalley Lane. David Hill for sale signs have been erected at the various lots.







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

info@david-hill.co.uk

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