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DAVID HILL



3.298 Hectares (8.15 Acres) Cullingworth BD13 5BU

AS A WHOLE OR IN LOTS

An exciting opportunity to acquire a valuable parcel of gently sloping meadow and grazing land with good access from Hallas Lane.

The land is conveniently situated to the eastern edge of the popular village Cullingworth.

Guide Price £95,000 (whole)

3.298 Hectares (8.15 Acres) Cullingworth BD13 5BU

• Wilsden 2.5 miles • Denholme 2.5 miles • Keighley 4 miles • Bradford 7 miles • Halifax 9 miles •

Location

The land is conveniently located on the eastern edge of the popular village of Cullingworth with the neighbouring villages of Wilsden, Denholme and Cross Roads within 2 miles. The larger market town of Keighley lies 4 miles to the north with the city of Bradford about 7 miles to the south east.

Description

The land extends to the eastern edge of Cullingworth having access from Hallas Lane via a right of way through the Hallas Hall Farm development onto a track.

The land extends in total to about 3.298 Hectares (8.15 Acres) of gently undulating sloping meadow and pasture being divided into to separate enclosures with the larger meadow being approximately 6.45 acres and the smaller pasture approximately 1.56 acres.

The land is bordered by traditional dry stone walls and post and wire fencing which on the whole are in good stockproof condition. We believe the land to have been served historically by a natural water supply feeding the two field troughs. There is no information on the supply and its reliability can not be guaranteed so purchasers must satisfy themselves.

The land is sure to appeal to a wide market being conveniently located to the village and will be of particular interest to adjoining land and property owners, commercial and hobby farmers and those with equestrian or conservation interests.

Development Restriction

The land is sold subject to an overage clause entitling the vendors and their successors in title to 50% of any uplift in value generated by the grant of planning permission for residential development. The overage clause will have a 30 year term.

Tenure

Freehold. Vacant possession on completion.

Wayleaves, Easements and Rights of Way

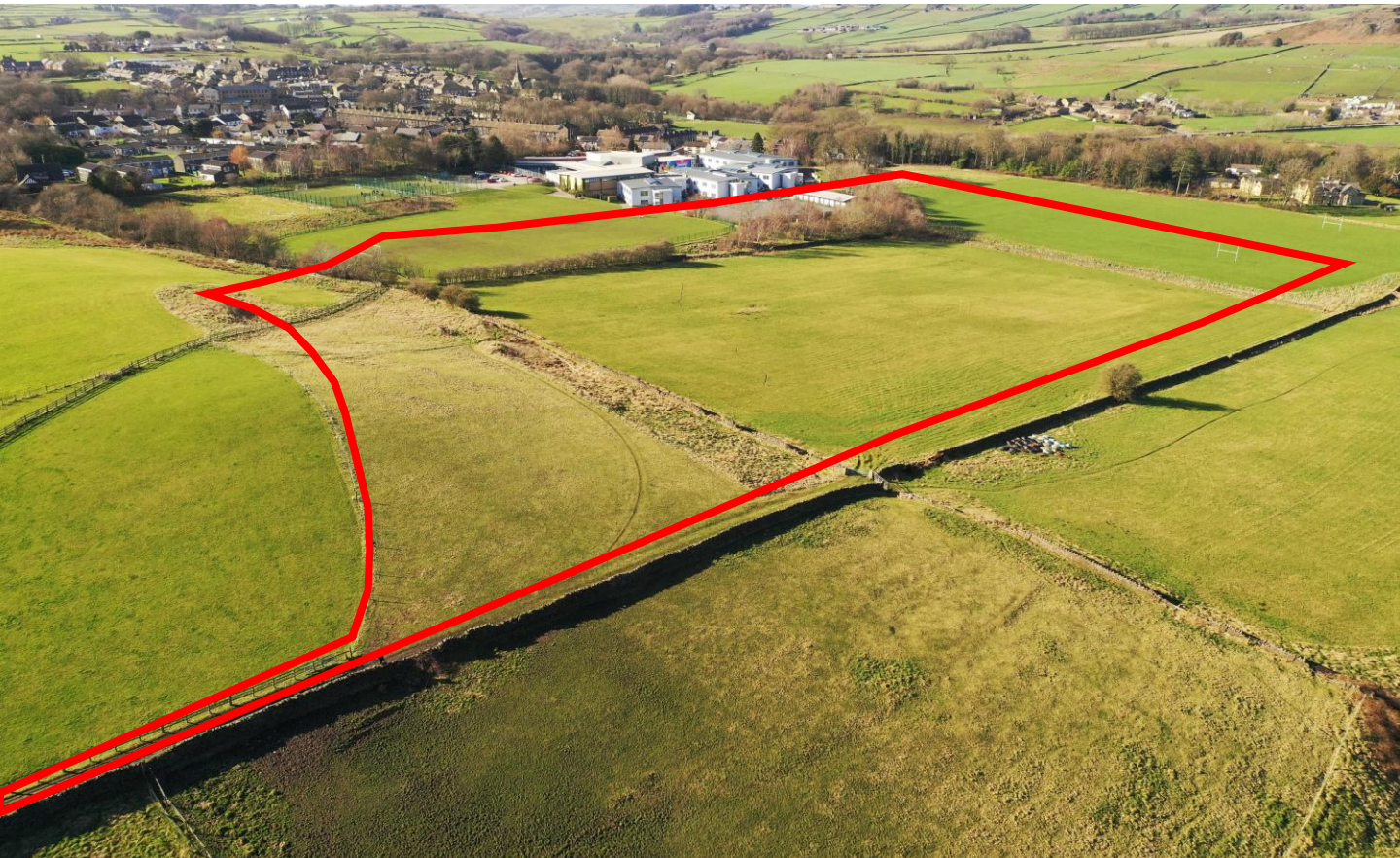
The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

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.

Directions

Entering Keighley, travel south on the A629 and take the second exit onto Hard Ings Road and at the next roundabout take the first exit onto Skipton Road (A629). Continue through Keighley onto North Street and take the first exit at the next roundabout onto South Street (A629). Continue onto Halifax Road (A629) to Cross Roads and take the first exit at the mini roundabout (Halifax Road A629) to the traffic lights at Flappit Spring, turning left onto Haworth Road to Cullingworth. Upon reaching Cullingworth continue straight across at the mini roundabout onto Cullingworth Road, and after approximately 350 metres, turn left onto Sunningdale Crescent. Almost immediately, turn right onto Westhill Avenue, and follow to the end. At the end, turn right onto Greenside Lane, and after about 50 metres, turn left onto Hallas Lane. Follow Hallas Lane for around 350 metres, turning left into the car park for Hallas Hall Farm, where access to the land can be found at the far side, identified by the David Hill for sale sign. Within the farm car park, most parking spaces are designated, so please park where the **X** is shown on the plan, and continue on foot from here.





6.45 acres

1.56 acres

Hollas Hall Farm

Hollas Hall
Farm Cottage

The Barn

Stable Cottages

X

43

51

8

7

6

5

4

3

2

1

1

2



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

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

