



8.24 Hectares (20.37 Acres), Micklethwaite, Bingley, BD16 3JB

As a whole or in lots

An exceptional block of land being strategically situated on the edge of the desirable village of Micklethwaite extending west to the Leeds & Liverpool canal with frontage in part and direct access to Micklethwaite Lane.

This productive parcel of meadow is conveniently located between the towns of Bingley and Keighley, just 8 miles north west of Bradford City Centre.

Guide Price £500,000

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• Bingley 2 miles • Keighley 3.5 miles • Skipton 12 miles • Bradford 8 miles • Leeds 16 miles

Location

The land is situated on the western edge of Mickleshwaite village conveniently located between the nearby towns of Keighley to the west and Bingley to the south. The city of Bradford lies approximately 8 miles to the south east.

Description

The land extends in total to approximately 8.24 hectares (20.37 acres) of productive meadow divided into five enclosures bordered predominantly by traditional dry stone walls. The land is strategically placed adjoining Mickleshwaite Village and the Leeds & Liverpool Canal with the village of East Morton nearby to the north.

The land is accessed directly from Mickleshwaite Lane to which there is approximately 150 metre of frontage, with a secondary access from Beck Road through a private yard to a walled lane.

There is a public footpath that enters the land from the walled lane and passes along the northern boundary before crossing Morton Beck. The land is also crossed by an overhead power line running in a north-south direction.

The land is sure to appeal to a wide market including commercial and hobby farmers, adjoining land and property owners, those with equestrian interests and perhaps longer term investors.

Development Overage

The land is sold subject to an overage clause in relation to the construction of any buildings (excluding agricultural/stable buildings). The term is for 30 years commencing from the date of completion of the sale with the overage being 50% of uplift in value generated by the grant of planning permission.

Tenure

Freehold. Vacant possession on completion.

Wayleaves, Easements & 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.

Do not take dogs onto the land.

Directions

From Bingley town centre on the Old Bradford Road (B6265) head north to Crossflatts passing over the new bypass before turning right after about 175 metres immediately after ‘The Royal’ public house onto Mickleshwaite Lane. Continue on Mickleshwaite Lane over the canal swing bridge where the double gates to the land can be found on the left after about 500 metres. A David Hill ‘for sale’ sign has been erected in the entrance.





