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DAVID HILL



15.59 Hectares (38.52 Acres) Silsden Keighley BD20 0EH

AS A WHOLE OR IN TWO LOTS

Two valuable parcels of productive level meadow, with good access from Belton Road and Hainsworth Road, conveniently located on the southerly edge of the village of Silsden.

Guide Price for the whole £285,000

15.59 Hectares (38.52 Acres) Silsden Keighley BD20 0EH

• Keighley 3.5 miles • Skipton 6.5 miles • Colne (M65) 11.5 miles • Bradford 12.5 miles

Location

The land is situated between Belton Road and Silsden Bridge on the southerly edge of the popular village of Silsden. The market town of Skipton is 6.5 miles to the north west with the larger town of Keighley about 3.5 miles to the south east.

Description

LOT 1 - edged red **GUIDE PRICE £200,000**

A conveniently located block of meadow adjoining the southerly edge of the village of Silsden with frontage and good access to Belton Road. There is also access from Hainsworth Road via a right of way over Henholme Lane to the east. The land extends to approximately 12.08 Hectares (29.84 Acres), which although prone to seasonal flooding in part provides a useful block of productive mowing land.

LOT 2 – edged blue **GUIDE PRICE £85,000**

A very useful block of productive meadow with frontage and direct access to Hainsworth Road. There is also access via a right of way over Henholme Lane from Hainsworth Road. The land extends to approximately 3.51 Hectares (8.68 Acres) and is crossed by a public footpath.

Development Overage

Both lots are sold subject to an overage clause in respect of future development beyond its existing agricultural use. The overage clause will be for a term of 10 years and will entitle the vendors and their successors in title to a percentage (% to be agreed) of the uplift in value generated by the grant of planning permission for change of use.

Tenure

Freehold. Vacant possession on completion.

The land is currently occupied under a grazing licence

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

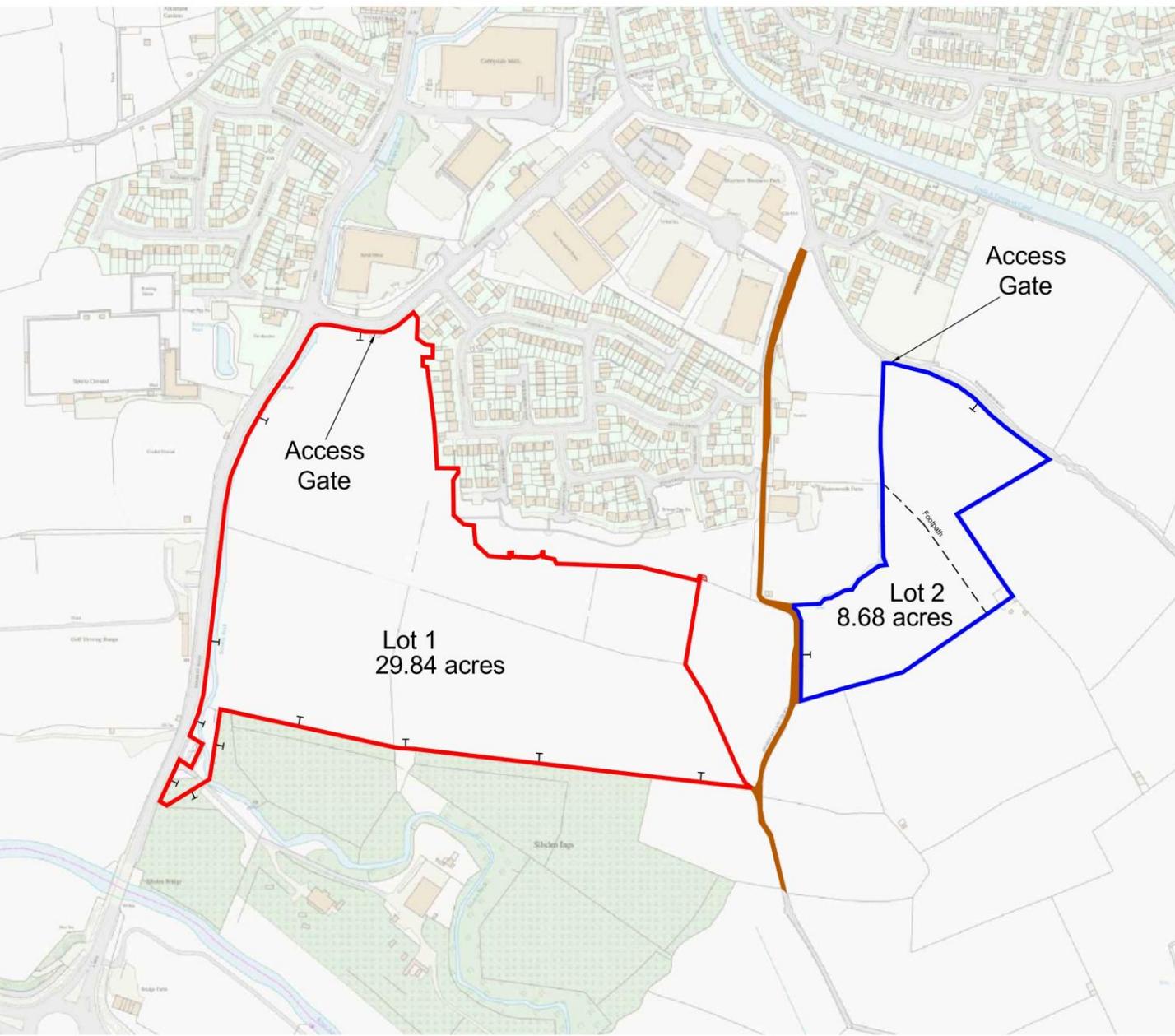
The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From the Silsden/Steeton roundabout on the Aire Valley Trunk Road (A629) take the exit to Silsden (Keighley Road A6034) and continue over the river bridge towards Silsden for about 600 metres before turning right onto Belton Road. The entrance to Lot 1 can be found on the right after about 60 metres. A for sale sign has been erected.

For Lot 2 continue on Belton Road to the T junction turning right onto Hainsworth Road and continue for about 375 metres where the entrance to Lot 2 can be found on the right. A for sale sign has been erected.





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

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