



## **5.12 Hectares (12.65 Acres) Oldfield Keighley BD22 0HZ**

A super block of predominantly meadow and pasture conveniently located within the village, extending from Oldfield Lane down to the River Worth, providing a combination of productive grazing together with rich and varied habitats for wildlife.

Accessible to the nearby centres of both West Yorkshire and east Lancashire.

**Guide Price £85,000**

# 5.12 Hectares (12.65 Acres) Oldfield Keighley BD22 0HZ

• Keighley 4 miles • Bingley 7 miles • Colne (M65) 10 miles • Skipton 13 miles • Bradford 10 miles • Halifax 11 miles

## Location

The land enjoys a rural location bordering Oldfield Village. The larger town of Keighley lies about 4.5 miles to the east and Colne 8.5 miles to the west.

## Description

This pleasant and productive parcel of predominantly meadow and pasture has frontage to Oldfield Lane and extends south to the River Worth in the bottom. The land is undulating in topography but has an overall southerly aspect with the steeper land towards the bottom providing a rich habitat for wildlife.

There is a single point of access to the land in the north east corner, from a private drive off Oldfield Lane. There is a single public footpath running along the north of the plot adjacent to the road with no other footpaths in the larger fields to the south.

External boundary structures are predominantly dry stone walls which are in reasonable stockproof condition.

## Tenure

Freehold

## Viewings

The land can be viewed during daylight hours at your convenience. Please take a set of sales particulars with you. As the land is currently being grazed by livestock, we request that no dogs are taken on viewings.

## Basic Payment Scheme

There are no BPS entitlements included in the sale.

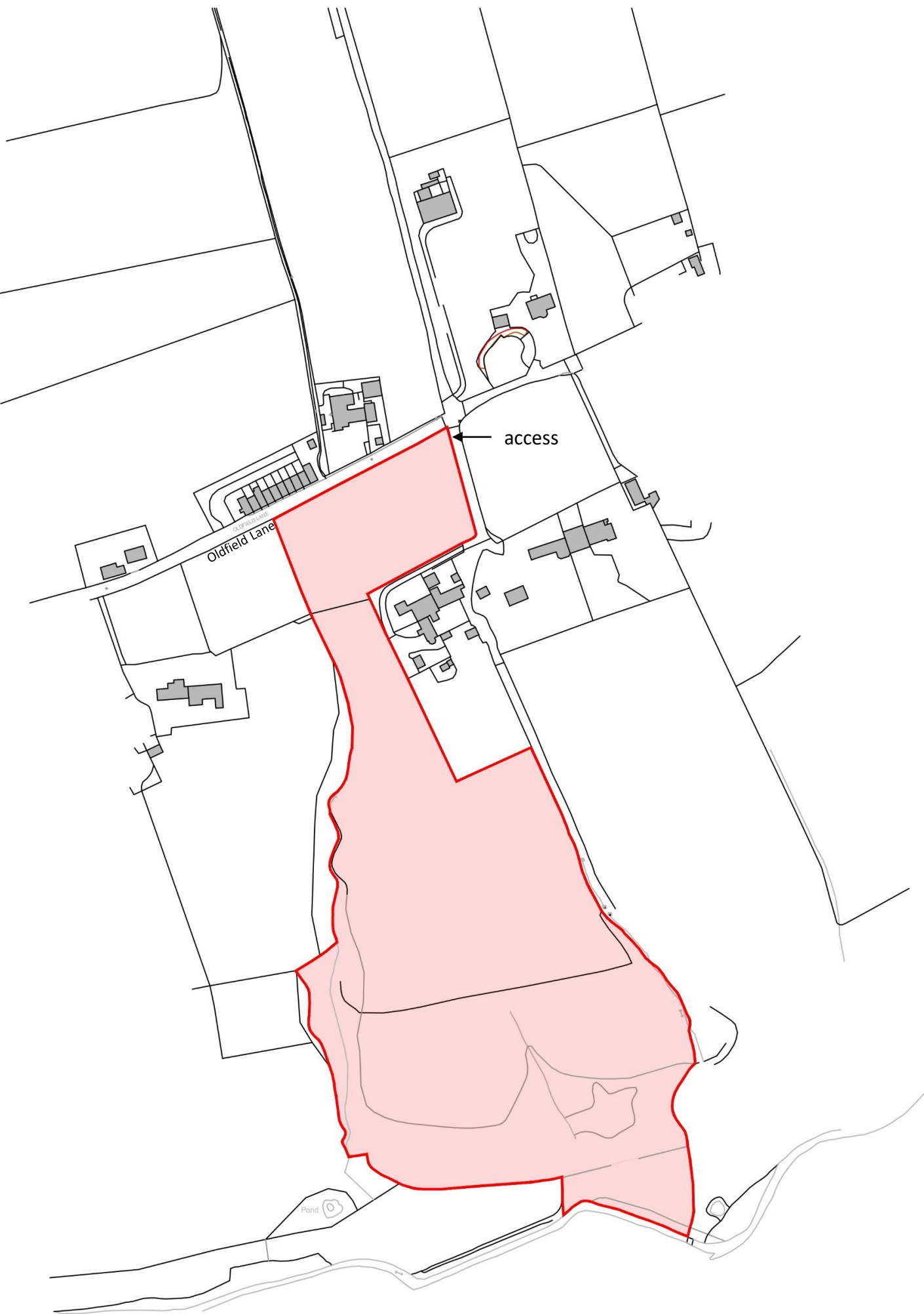
## Wayleaves, Easements and Rights of Way

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 heading west on Oakworth Road continue through the village of Oakworth on Denby Hill Road for about 1km before turning left onto Oldfield Lane. Continue for about 1km on Oldfield Lane to Oldfield village where the land can be found on the left opposite the Primary School. A David Hill for sale sign has been erected.







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

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