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DAVID HILL



Stables & 2.80 acres Lane Side Wilsden BD15 0LH
FOR SALE BY INFORMAL TENDER

An exciting opportunity to acquire a small stable block and additional store building standing in approximately 2.59 acres of level meadow having frontage and direct access to Lane Side on the southerly edge of the village of Wilsden.

Extremely accessible location just 5 miles from Bradford.

Guide Price £70,000

Stables & 2.80 Acres Lane Side Wilsden BD15 0LH

• Bingley 5 miles • Keighley 5 miles • Colne (M65) 15 miles • Skipton 14 miles • Bradford 5 miles

Location

The land is situated on the southerly edge of the popular village of Wilsden, between Cullingworth and the larger towns of Bingley and Keighley. The city of Bradford is just 5 miles to the south east.

Description

The property extends in total to approximately 1.105 hectares (2.73 acres), having frontage to and direct access from Lane Side.

The property comprises a very useful stable yard made up of a small stable block incorporating four boxes and a further separate store building. Although now requiring a degree of repair and refurbishment the buildings provide an established footprint from which to work.

Adjacent to the stable yard is the land extending in total to approximately 1.048 hectares (2.59 acres) which comprises a well managed level meadow having been subdivided to form two enclosures. The land is bordered by a combination of traditional dry stone walls and post and wire fences which are all in a stock proof condition. The land also benefits from a mains water supply.

NOTE: A new section of fence will be erected between points AB by 30th June 2024.

The stables and land will be of obvious appeal to those with equestrian interest, but the property will also appeal to a wider market, from neighbouring land owners and hobby farmers to those with conservation interests as well as longer term investors.

Informal Tender

The land is being offered for sale by informal tender. Offers are to be submitted in the stated format on the form provided and received at the selling agents office by 12 noon on Thursday 27th June 2024.

Tenure

Freehold

Viewings

The land can be viewed during daylight hours at your own convenience. Please take a set of sales particulars with you.

Basic Payment Scheme

There are no BPS entitlements included in the sale.

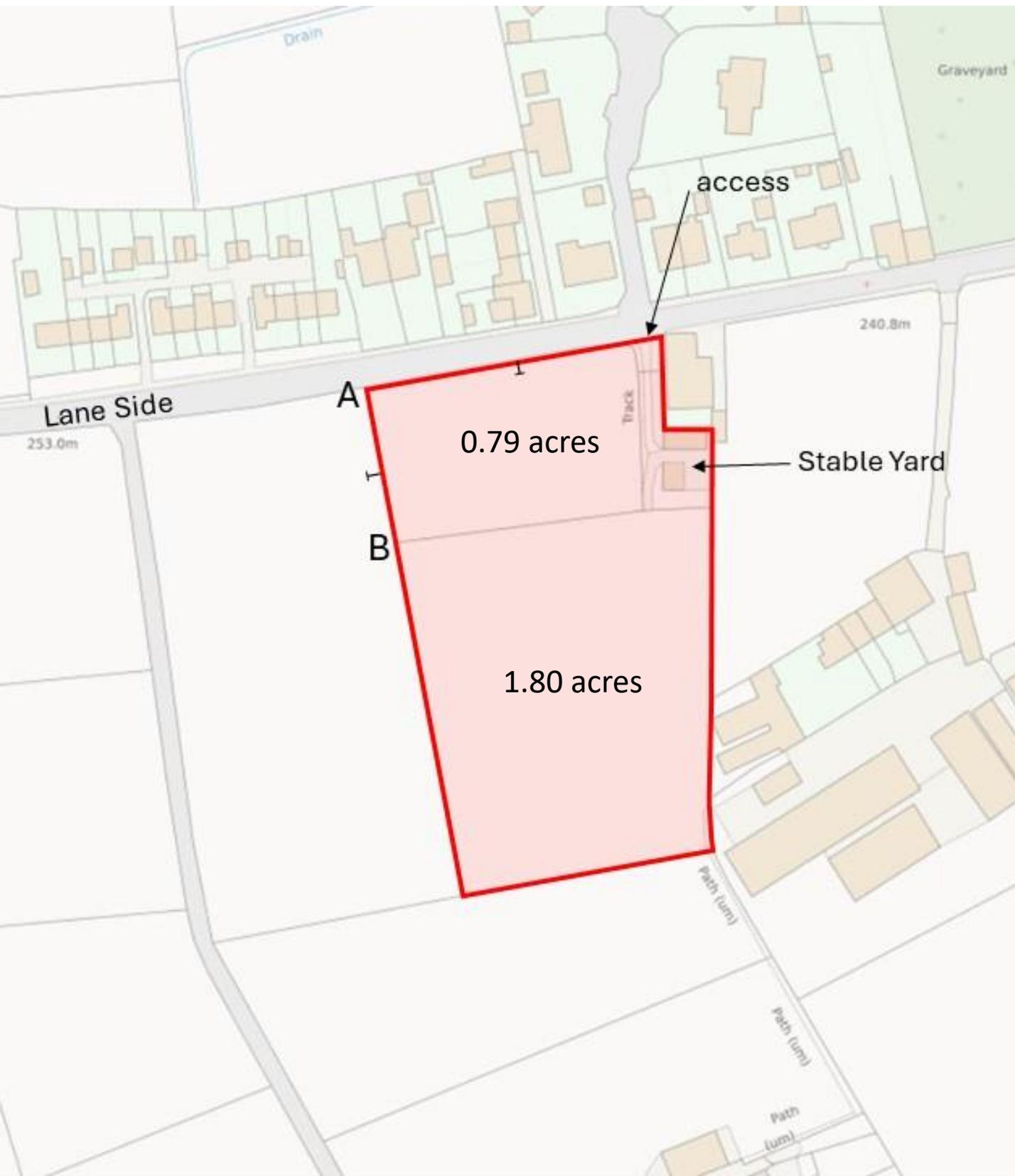
Wayleaves, Easements and Rights of Way

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

Directions

From the traffic lights at the cross roads at Sandy Lane head west on Wilsden Road (B6144) for about 1 mile to the roundabout at Ling Bob. Take the first exit onto Lane Side and continue for about 500 metres where the land can be found on the left with the access immediately after the roadside property and opposite the entrance to Horseshoe Court. A David Hill for sale sign has been erected.







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

info@david-hill.co.uk

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.

