

01756 795621
www.david-hill.co.uk

DAVID HILL



2.756 Hectares (6.81 Acres) Fallow Lane Laycock BD22 0PZ

A sheltered parcel of habitat rich land incorporating woodland, scrub and rougher grazing sloping down from Fallow Lane towards North Beck in the bottom.

Convenient rural location to the West of Laycock village, just 2 miles West of the larger town of Keighley.

Guide Price £35,000

2.756 Hectares (6.81 Acres) Fallow Lane Laycock BD22 0PZ

• Keighley 2 miles • Colne (M65) 10 miles • Bingley 8 miles • Skipton 10 miles • Bradford 11 miles

Location

The land is situated on the westerly edge of the village of Laycock with the larger town of Keighley approximately 2 mile to the East and the east Lancashire town of Colne about 10 miles to the West.

Description

The land extends in total to approximately 2.756 hectares (6.81 acres) and comprises a sheltered parcel of sloping habitat rich land incorporating rougher grazing and pasture, mature woodland and unmanaged scrub. There are two spring water supplies within the land.

Although now very overgrown there is potential to better manage the more open areas and create parcels of improved grazing.

The land is accessed from Fallow Lane extending along its northern boundary with the land sloping down towards North Beck in the bottom. There is a public footpath within the land that runs adjacent to North Beck.

Boundary structures are a combination of dry stone walls, fences and hedge, all of which require maintenance and repair to be made stock proof.

The land will be of particular interest to neighbouring landowners, hobby farmers and those with conservation interests.

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.

Services

The land is served by two spring water supplies.

Viewings

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

Directions

From the roundabout in Keighley head west on Oakworth Road (B6143) taking the right turn after about 75 meters onto West Lane. Follow West Lane for about 1.3km before turning left onto Braithwaite Road, continuing through Braithwaite and Laycock. On leaving Laycock take the second left onto Todley Hall Road and continue for about 375 meters before turning left on the bend onto Clough Bank Lane (track). Continue past the small group of houses on the left and follow the track round to the right where it becomes Fallow Lane. The access to the land can be found on the left. 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.

