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DAVID HILL



4.868 Hectares (12.03 Acres) Goose Cote Lane Oakworth BD22 7NN

A valuable block of productive south facing meadow and pasture with some steeper sloping grazing having good access from Goose Cote Lane.

Conveniently located between Keighley and Oakworth overlooking the Worth Valley.

Guide Price £150,00

Oakworth 1 mile • Keighley 2.5 miles • Haworth 2.5 miles • Oxenhope 4 miles • Bingley 6.5 miles • Bradford 10 miles

Location

The land is located to the south of Goose Cote Lane with a single point of access via Goose Cote Lane and Harewood Hill to the north-west. The land lies to the east of Oakworth and only 2 miles from the larger neighbouring town of Keighley to the West.

Description

This productive block of meadow, pasture and garzing extends in total to approximately 4.868 hectares (12.03 Acres) and is subdivided into five manageable fields. Central to the land parcel is a useful field shelter.

The single point of access is in the north-west corner of the land and can be approached via a track from either Goose Cote Lane or Harewood Hill between neighbouring properties.

External boundaries are a combination of drystone walls and post and wire fencing which are in a stock proof condition however, some internal boundaries require repair to make them stock proof.

The plot benefits from a natural water supply.

The land is crossed by a public footpath the approximate route of which is indicated on the sale plan.

The land will be of obvious interest to commercial farmers and adjoining landowners but will also appeal to those with equestrian interests and those with an interest in conservation and the environment.

Planning

The land is designated as Green Belt in the current Bradford Development Plan with a presumption against development.

Development Overage

The land is sold subject to a development overage clause that will entitle the vendor and their successors in title to 50% of any uplift in value generated by the grant of planning permission. The overage clause will be for a term of 25 years.

Tenure

Freehold. Vacant possession on completion.

Viewings

The land can be viewed during daylight hours without need for an appointment. Please take a printed set of sales particulars with you. Do not take dogs.

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.

Basic Payment Scheme

The land is registered with the Rural Payments Agency. Future delinked payments based on historic BPS claims are excluded from the sale.

Directions

Travelling south along North Street (A629) in Keighley towards the roundabout continue onto High Street (B6143) traveling west. Continue along High Street (B6143) onto Keighley Road (B6143) for 1.7 miles. Turn left onto Goose Cote Lane where the plot can be accessed on the right after about 0.3 miles via either Harewood Hill or Goose Cote Lane. David Hill for sale signs have been erected.





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