



6.43 Hectares (15.90 Acres) Tarn Lane Laycock Keighley BD22 0PU
AS A WHOLE

A valuable block of productive south facing meadow and pasture extending from Tarn Lane in the North down to Laycock Village in the South with frontage and direct access to Tarn Lane.

Conveniently located to the north of Laycock just 2 miles west of Keighley town centre.

Guide Price £175,000

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Keighley 2 miles • Steeton 2.5 miles • Silsden 4 miles • Bingley 6.5 miles • Bradford 8.5 miles • Skipton 9.5 miles

Location

The land is situated on the northernly edge of Laycock extending in a northerly direction up to Tarn Lane. The larger business town of Keighley lies about 2 miles to the east, beyond which are the larger centres of West and North Yorkshire.

Description

This valuable and productive block of land extends in total to approximately 6.43 Hectares (15.90 Acres) which is subdivided into two large meadows and a smaller pasture closest to the village.

Access to the land is via a gateway directly from Tarn Lane in the north west corner of the larger meadow which has frontage to Tarn Lane along its northern boundary.

The land is served by two watering points, both of which are reliable natural supplies.

Boundary structures are traditional dry stone walls with external boundaries being in reasonable stock proof condition. Repairs are required to the internal boundary walls to bring them to a stock proof condition.

NOTE: The purchasers will be required to erect a new timber post and sheep netting fence with two strands of barbed wire between points AB. The new fence is to be erected within two months of completion of the sale.

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

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 and 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

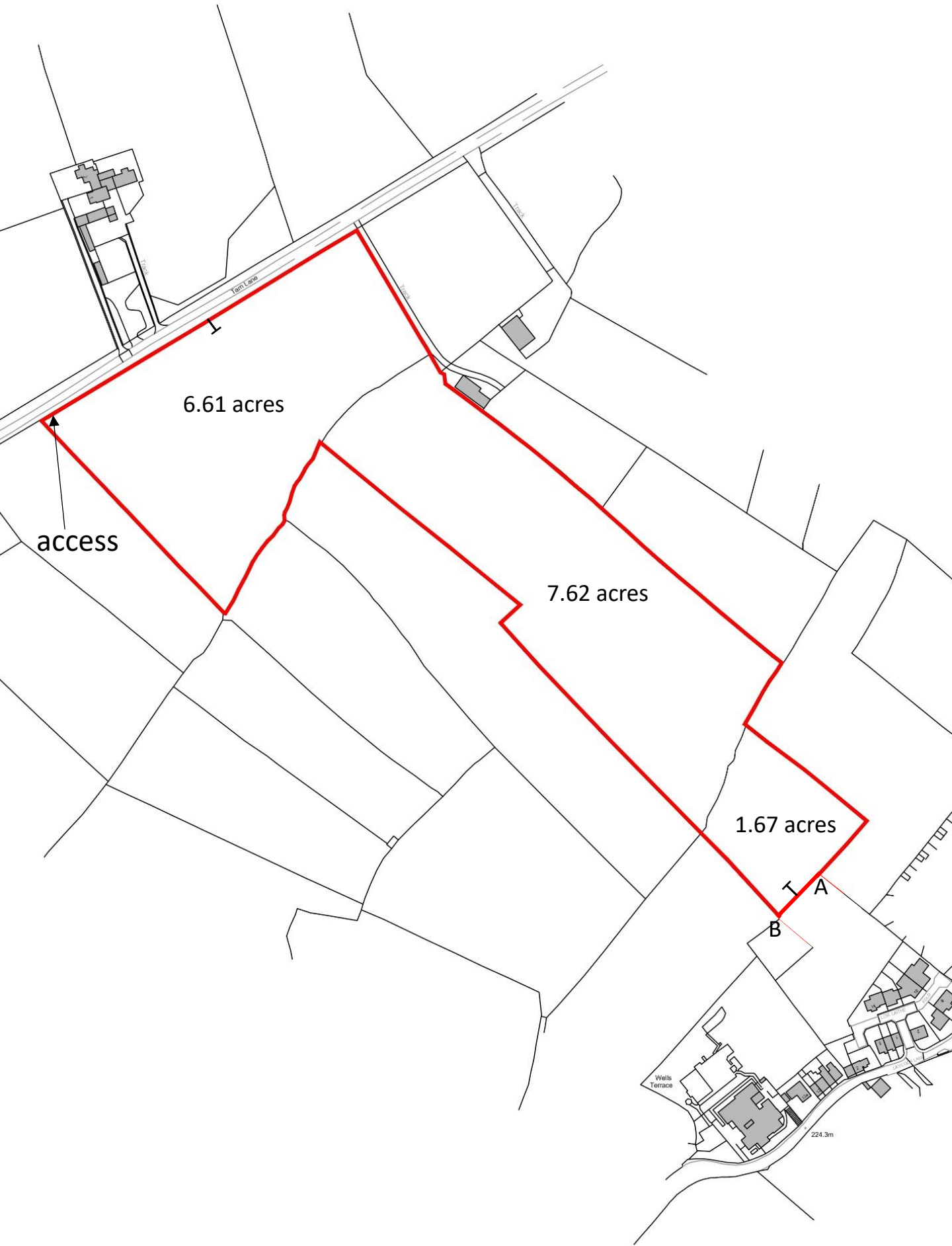
The land is registered with the Rural Payments Agency. Future delinked payments based on historic BPS claims are excluded from the sale.

The land is crossed by public footpaths, the approximate routes of which are indicated on the sale plan

Directions

From Keighley High Street (B6143) turn onto West Lane. Continue along West Lane for about 1 mile onto Black Hill Lane and take the first left turn onto Tarn Lane. Travelling west along Tarn Lane the field access is on the left after about 0.7 miles. A David Hill for sale sign has been erected at the field gate.







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

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