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DAVID HILL



Fishing Pond & Amenity Woodland Slaymaker Lane Keighley BD22 7EU

An exciting opportunity to acquire a fishing pond set in a block of mature amenity woodland extending in total to about 4.5 acres, conveniently situated off Slaymaker Lane in Oakworth on the edge of Keighley.

This unique parcel of land will be of obvious appeal to angling enthusiasts but also those with an interest in conservation and wildlife.

Guide Price £50,000

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• Keighley 2.5 miles • Bingley 7 miles • Skipton 10 miles • Bradford 10 miles • Colne 11 miles

Location

The land is situated off Slaymaker Lane on the northern edge of Oakworth Village approximately 2.5 miles to the south west of the larger town of Keighley. The market town of Skipton is about 10 miles to the north west with the city of Bradford approximately 10 miles to the east.

Description

This very interesting opportunity comprises a larger main pond linked to smaller lower pond by a water course, set within mature woodland and having frontage along its eastern boundary to Slaymaker Lane. A pedestrian gate within the roadside wall provides access.

Although the property is not within a conservation area the woodland is subject to a Tree Preservation Order – reference 0146 (Bradshaw Plantation, Oakworth). A copy of the order is available to view on the Bradford Council website.

The pond and woodland are believed to originally have been part of 'Holden Park' lying just to the south and although now being rather overgrown, the original pathways around the pond and other landscape features such as steps and the arched stone foot bridge can still be made out. The water course running through the woodland linking the larger top pond with the smaller lower pond is stone lined and has obviously been constructed as part of the original landscaping. The lower pond is now virtually infilled.

While in private ownership the larger pond was let to a local angling club but in more recent years the use of the property has reverted to the owners during which time the pond has not been fished and the woodland left for the wildlife to enjoy.

Although not having been stocked with fish for many years a number of carp have been spotted.

With a bit of general maintenance, the reinstatement of the original access path from the gateway and the original paths extending around the ponds, this sheltered parcel of mature woodland and delightful secluded pond offer real scope and will be of obvious interest to angling enthusiasts and those with an interest in conservation and the environment.

NOTE: The purchasers will be responsible for erecting a new timber post and sheep netting fence with two strands of barbed wire between points ABCD, within two months of completion of the sale.

Tenure

Freehold. Vacant possession on completion.

Services

The pond is served by a natural water supply entering at the north of the site and leaving via a stream to the south.

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.

Viewings

By appointment through the selling agents.

Directions

From Keighley town centre head south west of Oakworth Road (B6143) towards Oakworth. On reaching Oakworth turn right onto Slaymaker Lane and continue for about 350 metres where the pedestrian access gate into the land can be found on the left. A David Hill 'for sale' sign has been erected.





Branshaw Plantation

SLAYMAKER LANE

Gill Clough Farm

Access gate

BACK WRIGHT AVE

WRIGHT AVE

Race Moor Lane

Chase End

Lex Lea

The Old Manse

Southleigh

Heather View

Braeside

Windyridge

Whirtoe

Netherlea



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

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