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DAVID HILL



0.907 Hectares (2.24 Acres) Keighley Road Oxenhope BD22 9JW

A most attractive, productive, single pasture with access to Keighley Road, conveniently located on the edge of Oxenhope Village.

The land will be of obvious appeal to neighbouring landowners and those with equestrian and hobby farming interests.

Guide Price £40,000

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• Haworth 2 miles • Keighley 5.5 miles • Bingley 7.5 miles • Bradford 9.5 miles • Skipton 14.5 miles • Halifax 9 miles

Location

The land enjoys a convenient position on the north eastern edge of the popular village of Oxenhope, just 2 miles from the renowned village of Haworth and 6 miles from Hebden Bridge. The larger towns of Keighley and Halifax lie 5.5 miles to the north and 9 miles to the south east, respectively, with the city of Bradford just 9.5 miles to the east.

Description

This productive pasture extends to approximately 0.907 hectares (2.24 acres) in total and enjoys a sheltered position in the bottom of the Worth Valley close to the steam railway line with a pleasant outlook to the village and surrounding countryside.

The land slopes gently down from the access to Keighley Road towards Bridgehouse Beck and the railway. The pasture is slightly undulating in nature being sheltered from Keighley Road along its south-eastern boundary by a belt of trees.

Just in from the entrance is a useful open fronted field shelter of timber construction

The land is bordered by a combination of traditional dry stone walls with sections of fencing in part. There is a public footpath passing through the land along its north eastern boundary which has been fenced off.

We understand there to be a natural water supply entering the land adjacent to the access gate which has been utilised in the past to feed a livestock drinker.

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.

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.

Viewing

The land can be viewed during daylight hours. Please take a set of sales particulars with you. ***As the land is currently being grazed by sheep, we request that dogs are not taken on viewings.***

Wayleaves, Easements & 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 Keighley head south on Halifax Road (A629) to the mini roundabout at Cross Roads and take the second exit to Haworth & Oxenhope (A6033). After approximately 500 metres turn left to Oxenhope & Hebden Bridge (A6033). Continue on Hebden Bridge Road which becomes Keighley Road and the entrance to the land can be found on the right before entering the village. A David Hill for sale sign has been erected.







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

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