

Land off High Bradley Lane Bradley, Keighley



Land off High Bradley Lane, Bradley, Keighley, West Yorkshire, BD20 9EX

Approx. 24.61 acres (9.95 hectares)

Guide Price: £245,000 for the whole

DESCRIPTION

A fantastic opportunity to acquire a south facing block of meadow and pasture land close to the much sought after village of Bradley. Separate access is available to each of the lots off High Bradley Lane.

Lot 1—Guide Price £120,000

Shown edged blue on the attached plan. This comprises 10.2 acres (4.13 ha) of mixed meadow and pasture land.

Lot 2—Guide Price £125,000

Shown edged red on the attached plan. Totalling approximately 14.4 acres (5.82 ha) and includes pasture land with a small block of woodland on the southern boundary. Also included within this lot are the walls of a traditional stone field barn and whilst the roof has collapsed the structure could be reinstated to provide a useful field shelter and storage facility subject to any necessary consents.

The land is bounded by substantial stone walls that are generally in a good state of repair.

Water is supplied by a borehole supply and there is a trough located in both Lot 1 and Lot 2.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefit of all easements and rights of way both public and private, whether mentioned in these particulars or not.

We are not aware of any public footpaths crossing the land however any interested parties should carry out their own research in respect to this and also to familiarise themselves with any responsibilities in respect to the third party septic tank that is located where shown.

SPORTING RIGHTS

The Vendor is not aware that sporting rights are reserved to a third party, however purchasers should make their own enquiries in this regard.

TITLE

The land is for sale freehold and vacant possession will be given upon completion.

BASIC PAYMENT SCHEME

There are no BPS Entitlements included in the sale and the 2023 BPS proceeds will be retained by the Vendor.

STEWARDSHIP

We are not aware that there is any Stewardship or other environmental schemes affecting the land.

METHOD OF SALE

The property is advertised for sale by private treaty as a whole or in any combination of lots. Please note that consideration will be given to any party who is interested in any part or further sub division of the land. Note that the Vendors through their agents, reserve the right to conclude the sale by all appropriate means.

VIEWING

The land may be viewed at any reasonable time during daylight hours, once your interest has been registered with WBW.



GUIDE PRICE

The guide prices are set out below:

Lot 1 - £120,000 (edged blue)

Lot 2 - £125,000 (edged red)

As a Whole - £245,000

DIRECTIONS

Travelling into Bradley via Skipton Road, having left the A6131 at the roundabout next to the McDonalds and Bay Horse pub. Travel down into Bradley and turn left onto High Bradley Lane just after Bradley Primary School. The land is located approximately 0.6 miles up the lane on the right hand side and it is marked by a For Sale board at each access gate way.

OFFERS/FURTHER INFORMATION

Please contact David Claxton or Lisa Bickerton either by phone on 01756 692900, or by email;

david.claxton@wbwsurveyors.co.uk
lisa.bickerton@wbwsurveyors.co.uk

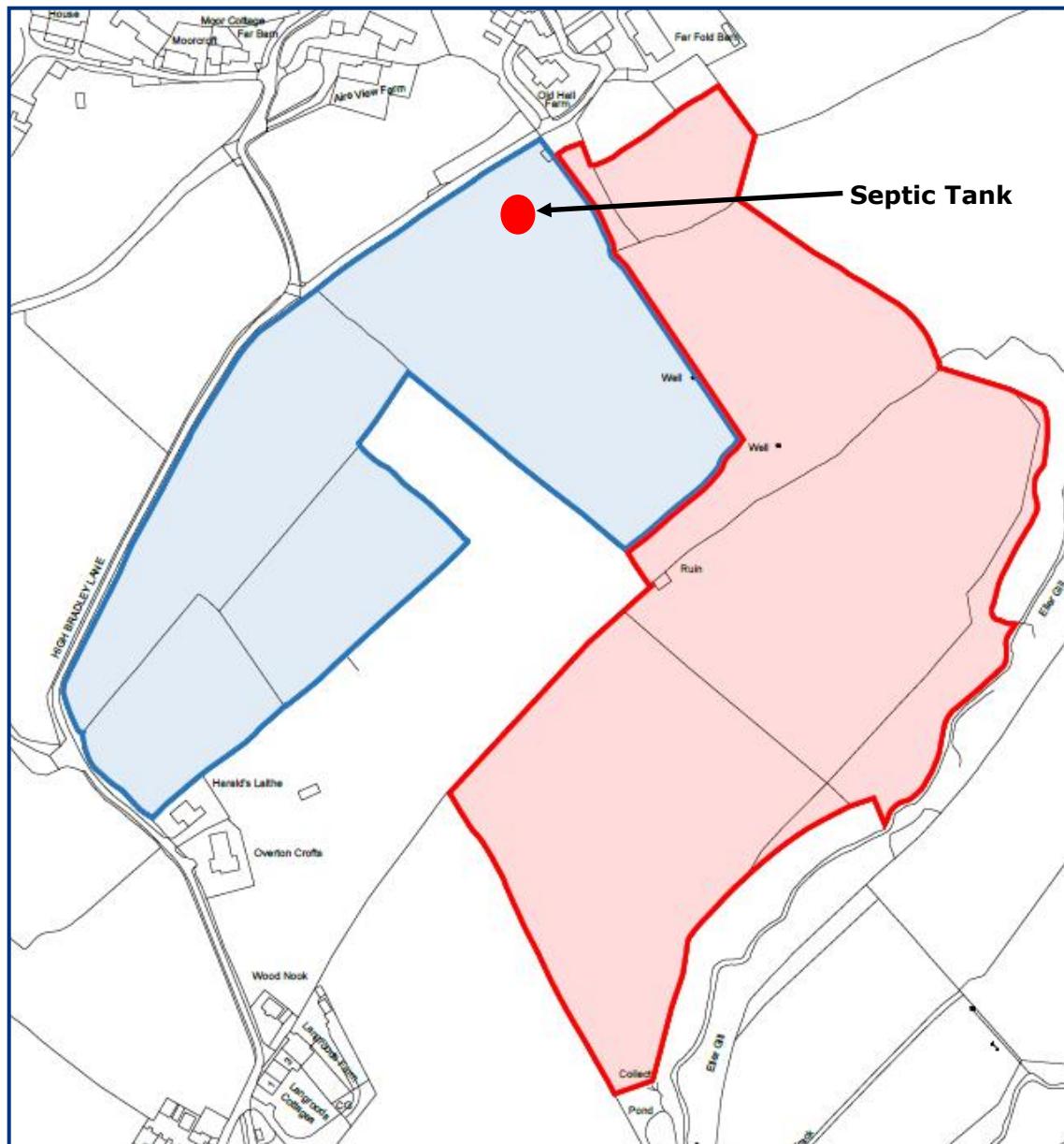
VENDORS SOLICITORS

Christopher Jackson
Mewies Solicitors
Clifford House
Keighley Road
Skipton
BD23 2ND

T: 01756 799000

E: c.jackson@mewiessolicitors.co.uk

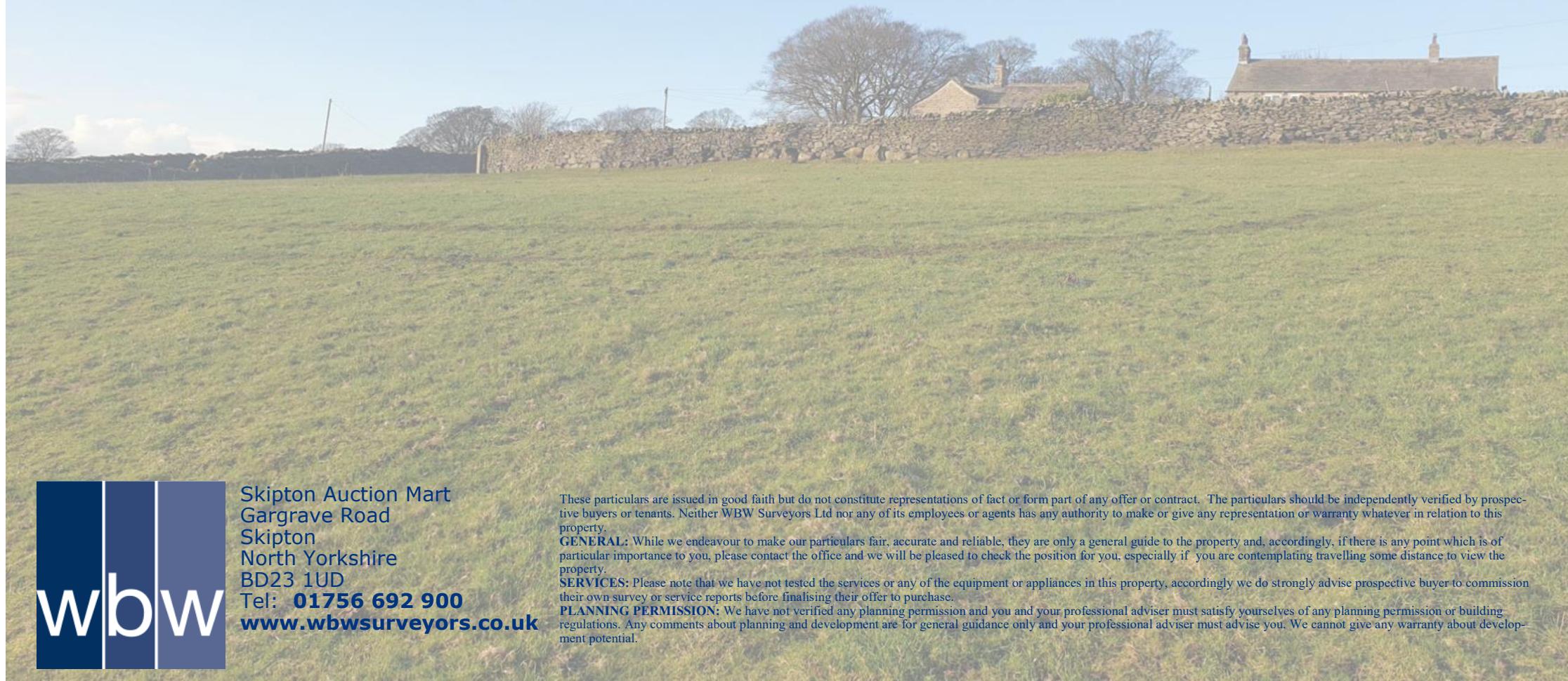
SITE PLAN



Details Prepared: January 2023

Land off High Bradley Lane, Bradley, Keighley,

A fantastic opportunity to acquire 24.61 acres of south facing meadow and pasture land.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

SERVICES: Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

PLANNING PERMISSION: We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.