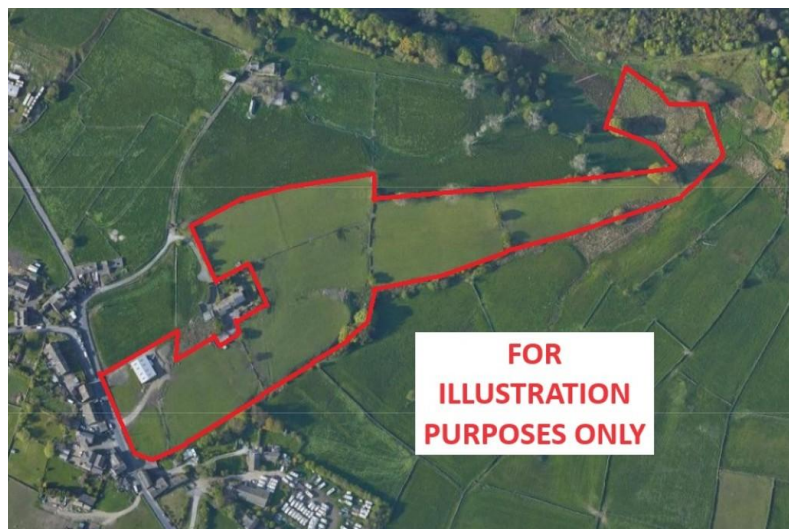




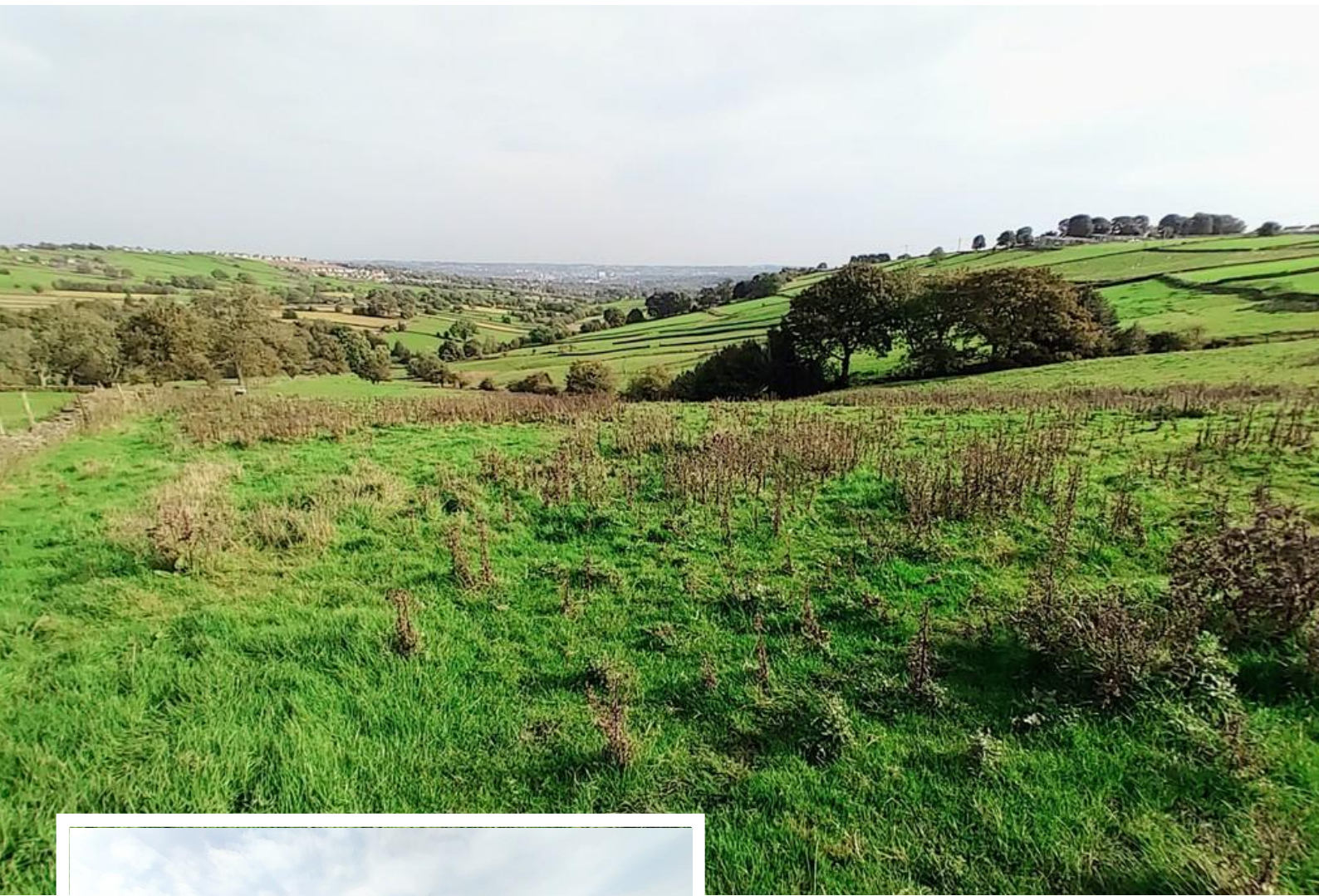
## Land

- 11 ACRES OF FARMLAND
- RURAL SMALL HOLDING
- TWO LARGE AGRICULTURAL BUILDINGS
- GATED ACCESS

**Offers In Excess Of £450,000**  
EPC Rating 'TBC'







## Property Description

**\*\* SUPERB OPPORTUNITY \*\* 11 ACRES OF GRAZING LAND \*\* TWO LARGE AGRICULTURAL BUILDINGS \*\* POTENTIAL LIVERY YARD \*\* PLANNING PERMISSION**  
**\*\* This exciting opportunity in Thornton is sure to be popular. The previous owners secured planning permission for a detached 'agricultural workers' dwelling and the footings are in place. Located in a scenic position with views of rolling countryside. The plot has easy roadside access from Spring Holes Lane, via a lockable steel gate.**

A driveway leads down to two very large agricultural buildings, erected in recent years that offer further potential, 1) 60ft x 40ft 2) 60ft x 25ft a 15ft. Adjacent to this, the footings are in place for a good-sized three bedroom detached property. The planning was passed for a 'Agricultural Workers' dwelling, related to the previous owners farming business. We advise any prospective purchaser to see planning applications 20/02786/OUT and 21/01651/REM on the Bradford Council Planning Portal that details the terms in which the planning was passed.





Ideal for the farming and/or the equestrian community, or perhaps a savvy investor looking to capitalise on the potential. Further benefitting from stunning views across open countryside, mains water supply, stone wall & fence boundaries and an electricity supply.

Please contact our office on 01274 880019 for any further information.

#### **PURCHASE DETAILS:**

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.



**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.

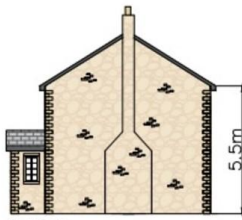








West Facing (Facing Spring Holes Lane)



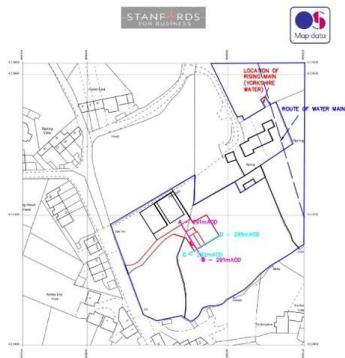
South Facing



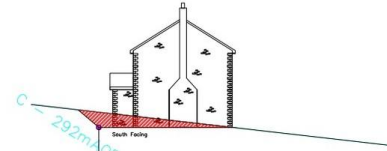
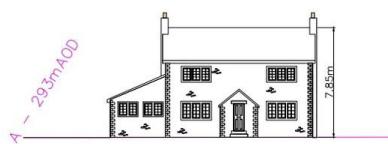
North Facing (Towards the agricultural buildings)



East Facing



Levels Plan  
Scale 1:100



Surface water drain line to prevent flood run off touching property

Produced 23 Feb 2016 from the Ordnance Survey  
Professional Vector graphics and incorporating satellite  
imagery available at the time.  
The copyright of any third party or other content remains  
with the respective copyright holder.

Metres  
1:1250

Digitized by Stanfords 23 Feb 2016  
© Crown Copyright and Ordnance Survey 2016 OS 100010000  
LANE - NORTH  
SPRING HOLES - WEST  
100120000  
801330A

	DRAWN BY: J. WILSON CHECKED BY: J. WILSON DATE: 23 FEB 2016 SCALE: 1:100 PROJECT: 100120000 SHEET: 801330A
--	---

