



**Land off Tan House Lane
Wilsden**

Land off Tan House Lane, Wilsden Bradford, BD15 0BH

Approx 2.9 acres (1.17 hectares) of meadow
and pasture land.

Guide Price: £50,000

DESCRIPTION

This block of existing agricultural land is available for sale and, subject to planning presents a number of opportunities for local residents or those already involved in agriculture to purchase land close to the settlement of Wilsden. The land is available for sale as a whole or in two separate blocks as it is divided by a dry stone wall. The land presents a number of opportunities including extension of existing gardens, use as private recreational land, environmental enhancement for wildlife or continued use in agriculture.

BOUNDARIES AND SERVICES

The land is bounded by drystone walls. There is a natural water supply on the land but this has not been tested and interested parties should ensure they satisfy themselves as part of their own due diligence.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are a number of public footpaths within close proximity to the land and interested parties should familiarise themselves with their location and how they may affect their intended use of the land.

TENURE

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

ACCESS

Access is through Woodlands Farm and a gate in the dividing wall between the parcels provides access internally. Subject to any necessary consents it may be possible to form accesses directly off Tan House Lane and interested parties should make their own enquiries in this respect.

OVERAGE

The land is sold subject to an overage clause of 50% of any uplift in value for a period of 25 years from the date of the sale and includes any development other than agricultural by the future owners.

PLANNING

The land is located within Bradford Metropolitan District Council area. Planning enquiries should be directed to Bradford Metropolitan District Council

City Hall
Centenary Square
Bradford
BD1 1HY

VIEWING

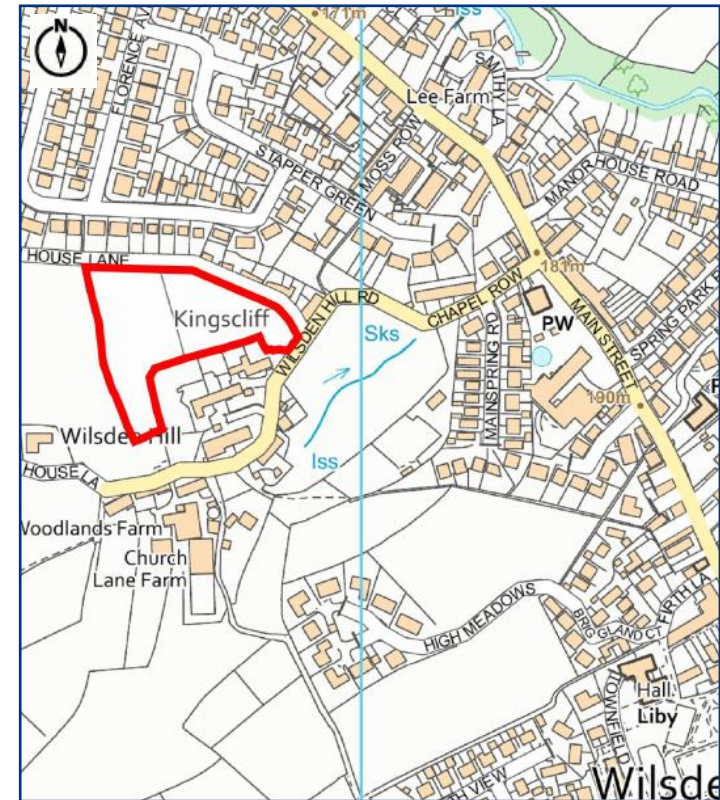
The land may be viewed at any reasonable time during daylight hours upon receipt of these sales particulars. Viewing is entirely at your own risk.

WHAT3WORDS

///clips.crew.tidy

OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. For further information or to make an offer please contact David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk



Not to scale - for identification purposes only

Details Prepared: September 2024



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Skipton
North Yorkshire
BD23 1UD
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www.wbwsurveyors.co.uk

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