



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

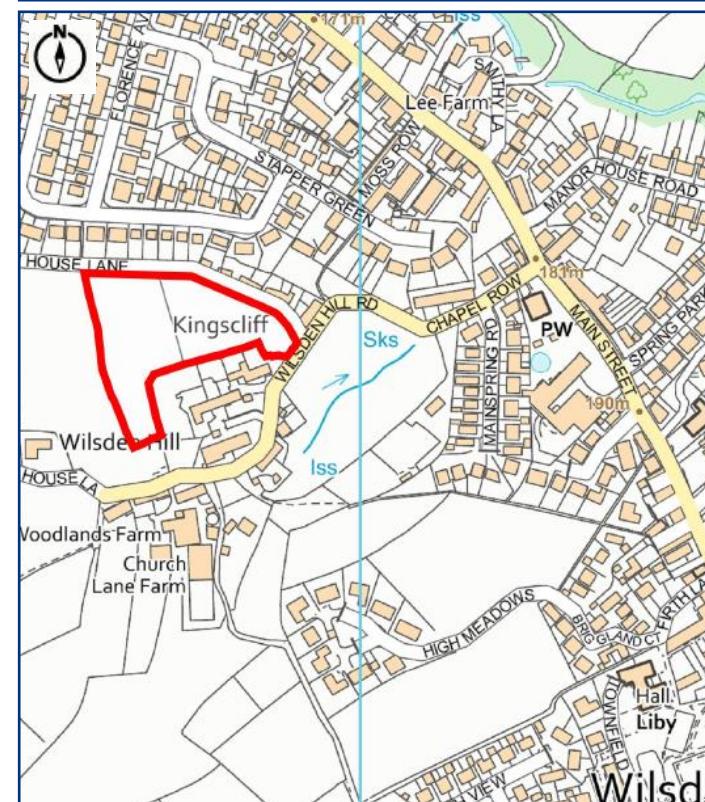
Details Prepared: September 2024



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.



Not to scale - for identification purposes only