



Land off Wilsden Hill Road
Wilsden, Bradford

Land off Wilsden Hill Road, Wilsden Bradford, BD15 0BQ

Approx 0.1 acres of land available for sale.

Guide Price: £25,000

DESCRIPTION

A rare opportunity to purchase a small piece of land within the Conservation Area of Wilsden village. It is believed the land is not within greenbelt and therefore the principle of development may be supported but interested parties should make their own enquiries to the local planning authority.

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 by the future owners.

BOUNDARIES AND SERVICES

The land is bounded by drystone walls. There are no services to the land.

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 public footpaths within close proximity to the land and interested parties should familiarise themselves with their location and how it may affect their intended use of the land.

TENURE

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

PLANNING

The land is situated within Bradford Metropolitan District Council area. Planning enquiries should be directed to Bradford Metropolitan District Council
City Hall
Centenary Square
Bradford
BD1 1HY

When planning future use of the land interested parties should give consideration to planning policies which are available from the local planning authority.

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

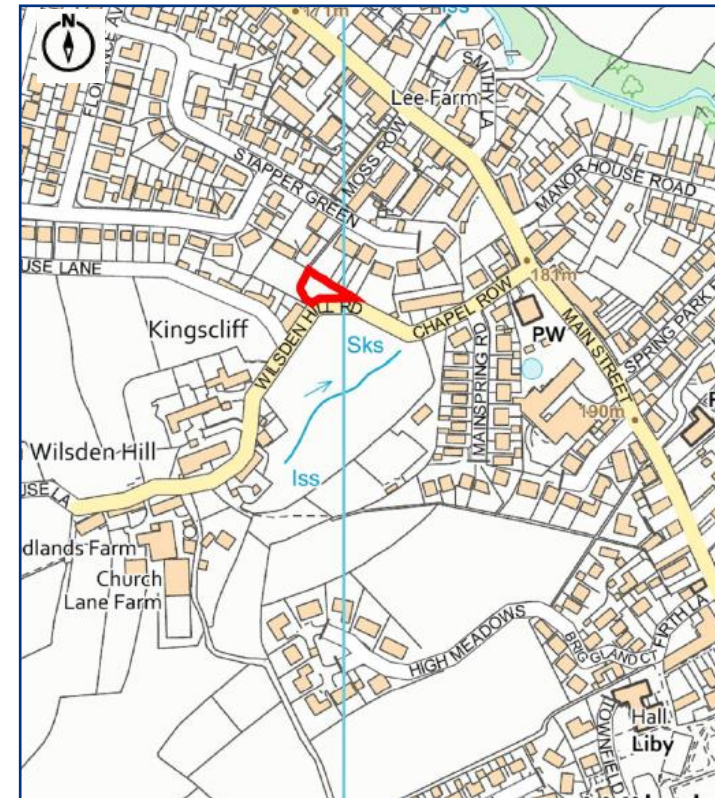
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OFFERS AND ENQUIRIES

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



Not to scale - for identification purposes only



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