# Land at Whinny Hill

Oxenhope

wbw

# Land at Whinny Hill

Trough Lane, Oxenhope, Keighley, West Yorkshire, BD22 9SN

Circa 35.28 acres (14.28 hectares)

Together with 60 Sheep Rights and 40 Cattle Rights on Hallas Rough Park available under separate negotiation

# Guide Price: £250,000 (Land) Guide Price: £60,000 (Common Rights)

## **DESCRIPTION**

The land at Whinny Hill extends to circa 35.28 acres (14.28 ha) of permanent pasture. Located between Oxenhope and Denholme, Whinny Hill has both roadside and track access directly from Trough Lane and boasts fabulous views over Black Moor and Hallas Rough Pasture.

#### **BOUNDARIES AND SERVICES**

The land is bounded by a mixture of drystone walls and fencing along Trough Lane. Where known, the boundary responsibilities are shown on the enclosed plan. The land benefits from natural water and a historic borehole. The supply has not been tested and interested parties should satisfy themselves with its reliability as part of their own due diligence.

#### SHEEP RIGHTS

The vendor is also offering a rare opportunity under separate negotiation to purchase 60 sheep rights and 40 cattle rights on Hallas Rough Park. This moorland has the benefit of adjoining Whinny Hill and is classified as Common Land and defined under the Countryside and Rights of Way Act. Prospective purchasers should satisfy themselves of the rights for sale with further details available from the office or on the Commons Register.





#### **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. It is understood that there are no public rights of way over Whinny Hill. Hallas Rough Park is classified as Common Land and prospective purchasers should familiarise themselves with the location of footpaths and bridleways crossing the land.

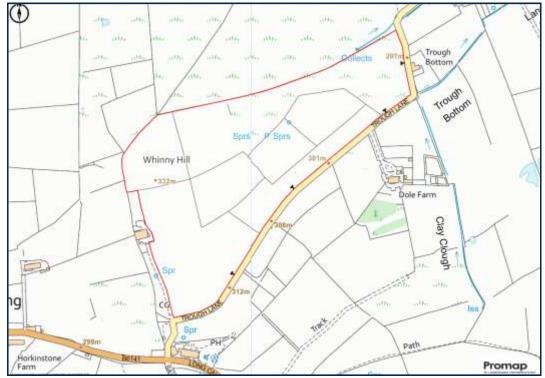
#### **STEWARDSHIP**

The land is not registered under any Countryside Stewardship Scheme and is therefore not restricted by any prescriptions.

# ACCESS

The land enjoys direct frontage to Trough Lane via a double metal gateway and a second access from a right of way along a track off Trough Lane.







# TENURE AND OCCUPATION

Whinny Hill is sold freehold and vacant possession will be given upon completion.

## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

#### WHAT3WORDS

/////PROWL.LINE.INNOVATE

#### **OFFERS & ENQUIRIES**

For further enquiries or to make an offer please contact Owain Turvill at WBW Surveyors on 01756 692900 or email:

## owain.turvill@wbwsurveyors.co.uk



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**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.

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