



# Land at Whinny Hill

Oxenhope



## 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](mailto:owain.turvill@wbwsurveyors.co.uk)



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: **01756 692 900**  
[www.wbwsurveyors.co.uk](http://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.

