

CROSSFLATTS

BINGLEY

particulars of

**9 acres AGRICULTURAL GRASSLAND with BUILDING
WITH VACANT POSSESSION**

situated at
**SLENNINGFORD ROAD,
CROSSFLATTS,
BINGLEY
BD16 2SF**

FOR SALE BY TENDER

OFFERS TO BE MADE BY WEDNESDAY 21st May 2025

A productive piece of agricultural grassland, which is situated between Crossflatts and Bingley, having frontage to Slenningford Road and to the Five Rise Locks World Heritage Site.

It is currently suitable for grazing or allotment or tree planting or wildlife habitat, but may have potential for development for alternative uses.

DESCRIPTION

The land comprises a single parcel of south sloping pasture grassland, being formerly O.S. parcel numbers 6300 and 7200, as shown edged red on the attached plan. It is bounded mainly by stone walls, and has a mains water supply.

The property includes a small two-storey stone building, which adjoins the canal towpath at the top of the Five Rise Locks. This currently provides livestock shelter at field level with loft floor storage above.

ACCESS

The property currently has two access gateways from Slenningford Road, and a third gateway at the bottom end, which is accessed by a stone track.

PLANNING STATUS

The land is not in the Green Belt, and is currently shown as open space on the adopted development plan, which is shortly to be reviewed. It may have potential for future development if the appropriate planning permission can be obtained.

TENURE & POSSESSION

The land is freehold. Vacant possession will be given on completion.



F. M. LISTER & SON

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ENVIRONMENTAL SCHEMES

The land is registered on the Rural Land Register, but is not currently the subject of any environmental schemes. There are no Basic Payment Scheme Entitlements included with the sale of the land.

SERVICES

Mains water is connected to the field trough.

Here is an overhead electricity line crossing the property, for which a small annual wayleave payment is made to the landowner.

It is believed that mains electricity and gas connections will be available nearby, but intending buyers should make their own enquiries.

METHOD OF SALE

Offers are invited for the whole of the land in one lot.

Offers should be made in writing to the agents, **to be received by 3.00 p.m. on Wednesday 21st May 2025**, and **should include the following information:**

- names and addresses of the intending buyers;
- the price offered;
- how the purchase is to be funded;
- an indication of the amount of time required by the buyer in order to complete the purchase;
- whether the offer is subject to survey, mortgage, the sale of any other property, or any other matter;
- details of the solicitor that the buyer is intending to use.

VIEWING

The land may be inspected, at the potential buyer's own risk, at any reasonable time during daylight hours, when carrying a copy of these particulars.

Please be aware that livestock may be in the field. Please ensure that the gates are kept closed at all times and do not take children or dogs into the land.

DIRECTIONS

From the B6265 Keighley Road at Crossflatts, proceed up Canal Road. Take the second turn on the right into Newark Road, and go down to the cross roads. Turn left into Slenningford Road and go on to the end where the land will be found straight ahead.

Alternative pedestrian access:

From the centre of Bingley, head up Park Road in the direction of Eldwick. After approximately half a mile, at the mini roundabout turn left into Beck Lane. Proceed towards the mini roundabout at the far end and park your vehicle beside the allotments. Walk down the end of Beck Lane and cross the canal footbridge at the top of Five Rise Locks. The land will be found ahead of you. To reach its vehicular access on Slenningford Road, follow the towpath a short way to the right, and then down the ramp.

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Misrepresentation Act 1967

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or constitute part of, any offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of F. M. Lister & Son has any authority to make or give any representation or warranty whatever in relation to this property.

Finance Act 1989

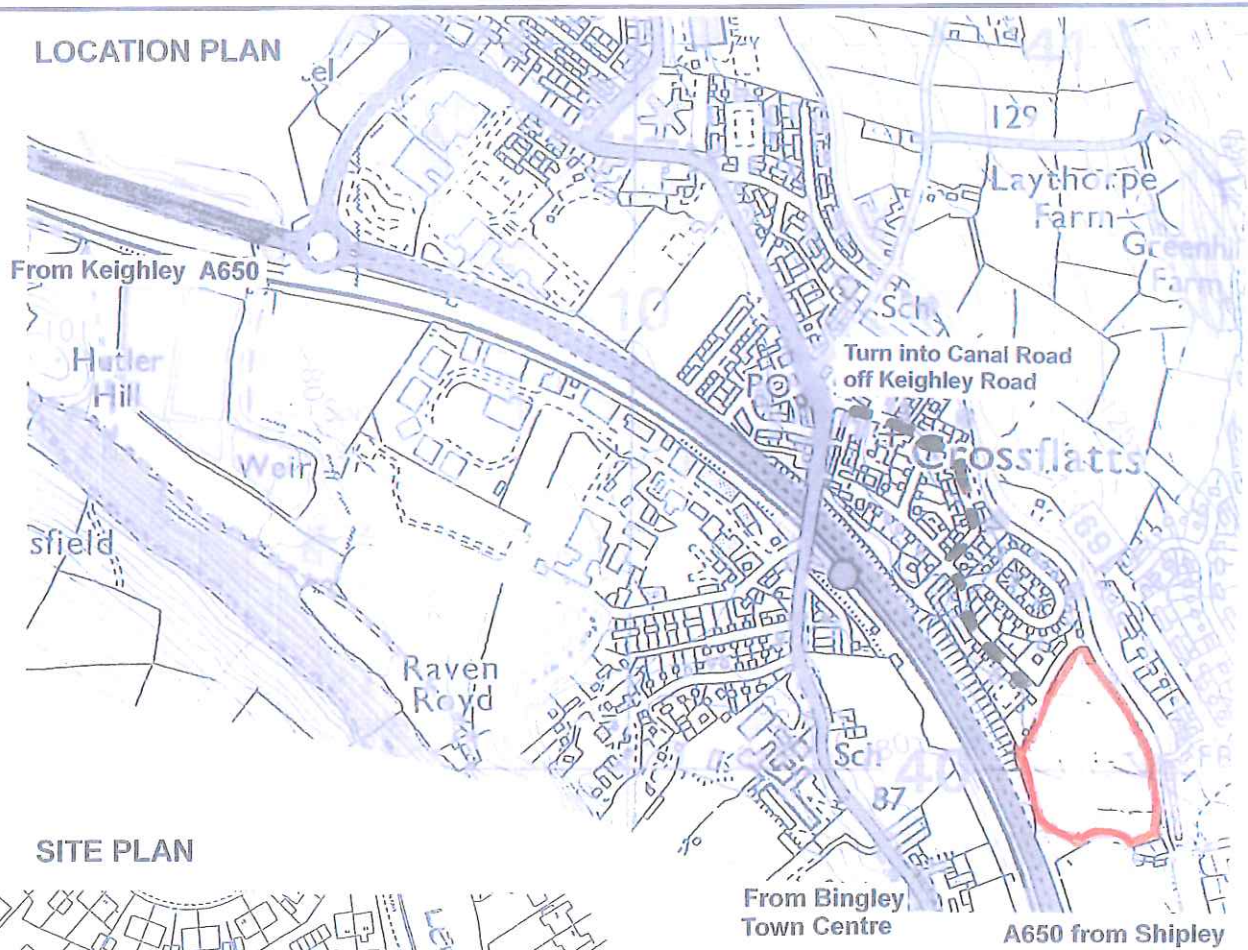
Unless otherwise stated all prices and rents are quoted exclusive of VAT.

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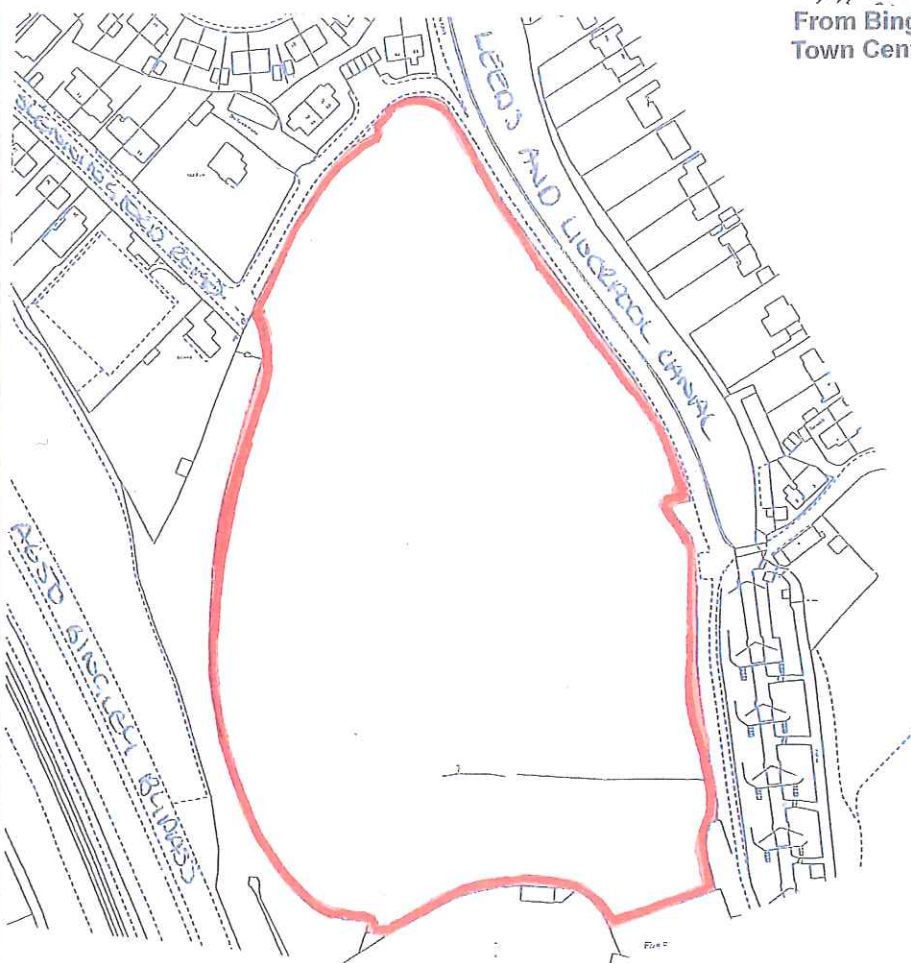
Business Protection from Misleading Marketing Regulations 2008

1. Our description of any services should not be taken as any representation that these are in working order.
2. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

LOCATION PLAN



SITE PLAN



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F M LISTER & SON

Chartered Surveyors

OTLEY, YORKSHIRE, LS21 1OR

Scale 1:2500