



Land off Bingley Road
Cullingworth

Land off Bingley Road, Cullingworth, Bradford BD13 5JE

Agricultural Land extending to approx. 3.12
acres (1.26 ha)

Guide Price: £50,000

DESCRIPTION

This conveniently located block of land benefits from good roadside access as well as a southerly aspect and presents a number of opportunities including continued use in agriculture, equestrian, recreational use or for environmental and conservation purposes subject to any necessary consents. Set within a ring fence the land includes a stream, semi wooded areas as well as grassland suitable for grazing.

ACCESS

The land is accessed via a large gateway off Bingley Road, leading to a level area and the field beyond.

TENURE

The land is sold freehold and vacant possession will be granted upon completion of the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a public footpath along the northern boundary of the land and some below ground apparatus belonging to Yorkshire Water Services. Interested parties should familiarise themselves with the location of these details and how they may affect their intended use of the land.

VIEWING

Interested parties are asked to register their interest with the selling agents prior to viewing the land. Viewing is entirely at your own risk during daylight hours once in receipt of a copy of these particulars.

WHAT3WORDS

///polygraph.shares.waltz

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or to raise any queries, please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details Prepared: July 2025

