



Land off Banks Lane,  
Riddlesden



# Land off Banks Lane, Low Woodhead Farm, Riddlesden, BD20 5QU

Agricultural land extending to approx.  
8.5 acres (3.43 ha)

**Guide Price: £90,000**

## DESCRIPTION

Located to the south west of Banks Lane, this conveniently located block of grassland benefits from good roadside access and has a southerly aspect. Included in the sale is part of the access lane off Banks Lane leading to Low Woodhead Farm. This lane is partially surfaced and offers a convenient alternative access to the land.

The land presents a number of opportunities including continued use in agriculture, equestrian, recreational use or for environmental and conservation purposes subject to any necessary consents.

## ACCESS

The land can be accessed by field gateways directly off Banks Lane along its north east boundary and also via the drive to Low Woodhead Farm from the south east corner shown coloured brown.

## WHAT3WORDS

///lake.zone.bets

## 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 access route to Low Woodhead Farm as well as third party rights for the residential properties located around the farmyard. Interested parties should familiarise themselves with these details and how they may affect their intended use of the land.

## SERVICES

There are no services to the land although drinking water for livestock is provided by a stream. This has not been tested and interested parties should carry out their own inspection as part of their own due diligence.

## 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 and during daylight hours once in receipt of a copy of these particulars.

## 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. Consideration may be given to the sale of part of the property subject to establishing matched bidders for the remainder.

To make an offer please speak to David Claxton on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk

Details Prepared: July 2025

