



## **Paddock/Amenity Grassland**

**0.94 ACRES (0.38 HA) APPROX.**

**WOODFIELD ROAD, COW HOUSE BRIDGE, CULLINGWORTH,  
BRADFORD, BD13 5JL**

AN OPPORTUNITY TO ACQUIRE A GRASS Paddock WITH POTENTIAL FOR EQUESTRIAN & AMENITY USE, WITH POSSIBLE SCOPE FOR RESIDENTIAL DEVELOPMENT (SUBJECT TO NECESSARY CONSENTS)

THE LAND IS SITUATED IN A SOUGHT AFTER AREA, CONVENIENTLY LOCATED JUST OFF THE B6429 CULLINGWORTH TO BINGLEY ROAD

**Price Guide: £50,000**

**FOR SALE BY PRIVATE TREATY. OFFERS CONSIDERED FOR LOTS**



## LOCATION

The land lies on the northern edge of Cullingworth Village, accessed off the B6429 onto Woodfield Road. The land is approximately 1 mile west of Harden, 3 miles east of Haworth, 6.5 miles west of Bingley.

## DESCRIPTION

The land extends in total to approximately 0.94 acres (0.38 hectares) and comprises a single rectangular paddock laid to permanent pasture with a number of planted trees, saplings and bushes. The land is classed as Grade 4 and lies in a ring fence with a mix of post and rail and stone wall boundaries. The land offers potential for equestrian and amenity use, with possible scope for residential development.

## BASIC PAYMENT SCHEME

The land is not registered on the RLR maps. No Entitlements are included in the sale.

## ENVIRONMENTAL STEWARDSHIP SCHEME

None of the land is in an Environmental Scheme.

## NITRATE VULNERABLE ZONES

The land is not within a Nitrate Vulnerable Zone.

## SERVICES

There are no services connected to the property, however mains water can be found on Woodfield Road.

## ADDITIONAL INFORMATION

### DIRECTIONS

From the M606 exit at Junction 3, take the A6177 onto Cemetery Road and Allerton Road to Prune Park Lane. Turn left to stay on Prune Park Lane, continue on B6144 to Cullingworth before turning right onto Woodfield Road.

### MINERAL AND SPORTING RIGHTS

The mineral and sporting rights are included in the sale.

### RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to all Rights of Way, public and private, which may affect the property.

Notwithstanding the above, there are no known Rights of Way over the property.

## LOCAL AUTHORITY

Bradford Metropolitan District Council, Britannia House, Hall Ings, Bradford BD1 1HX. Tel: 01274 432111. [www.bradford.gov.uk](http://www.bradford.gov.uk)

## METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

## DEVELOPMENT OVERAGE

The sale is subject to a development overage restriction whereby the vendor reserves 30% of the uplift in value on the grant of planning consent for any use other than that of Agricultural or Equestrian use for a period of 30 years from completion of the sale.

## TENURE AND OCCUPATION

The tenure of the land is assumed to be freehold. Vacant possession will be available upon completion.

## PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Promap Plan. The areas given may vary from the Rural Land Registry Plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

## IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed.

## VIEWING

The property may be viewed at any reasonable time while in possession of these particulars.



Site Plan – Not To Scale For Identification Purposes Only

## AGRICULTURAL SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

- Andrew Hardcastle (Knaresborough Office) on 01423 860322**
- John Haigh (Knaresborough Office) on 01423 860322**
- Will Foyle (Knaresborough office) on 01423 860322**
- Paul Johnston (Boroughbridge Office) on 01423 322382**

## LISTER HAIGH'S AGRICULTURAL SERVICES

Our team of Chartered Surveyors can carry out the following services:-

- Valuations
- Compensation Claims
- Stewardship & Grant Schemes
- Contract & Share Farming
- Planning



## THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and 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 correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Details Prepared: 04.02.2021

Regulated by the RICS