



LAND AT OAKWORTH ROAD / EXLEY ROAD, KEIGHLEY, BD21 1RS

An outstanding opportunity to purchase agricultural/amenity land in an urban setting on the immediate southern outskirts of Keighley

Price – offers over £140,000
+ VAT

- For sale on the instructions of City of Bradford Metropolitan District Council
- 12.75 acres (5.16 ha) of amenity grazing land
- Easy access via track from Oakworth Rd / Exley Rd
- Highly desirable land with mature woodland and trees
- For sale with vacant possession
- Medium/long-term development potential, subject to planning consent
- For sale by private treaty

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LAND AT OAKWORTH ROAD / EXLEY ROAD, KEIGHLEY

SITUATION

The land is situated on the immediate southern outskirts of Keighley with access via a track leading from the junction of Oakworth Road and Exley Road.

DESCRIPTION

The land is of an undulating nature enjoying a southerly aspect and is interspersed with woodland blocks and mature trees. It is suitable for grazing of agricultural livestock or horses and has been generally well maintained.

The land comprises of a number of separate fields enclosed by a mixture of stone walls and fences which have been generally well maintained and the land has been used for grass conservation purposes.

Access is from the north over a track which is included in the sale but over which the owners of the adjacent cottage enjoy a pedestrian right of way.

TENURE AND POSSESSION

The land is offered for sale freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by private treaty but the sellers reserve the right to conclude the sale by any other means at their sole discretion.

DEVELOPMENT CLAWBACK

The land is within the urban area of Keighley and it is considered that it may have development potential, subject to grant of planning consent. It is understood to be a draft allocation for up to 125 dwellings in the draft Local Plan consultation. The sale will be subject to a development clawback in favour of the sellers to provide that if any part of the land benefits from the grant of planning consent for a use other than agricultural or equestrian purposes during the period of 40 years from the date of sale, the sellers will be entitled to clawback 50% of any uplift in value arising from the grant of planning consent with payment becoming due on the earlier of the sale of the land with the benefit of planning consent or commencement of the development.

PLANS AND AREAS

The attached plan and specified areas are based on the Ordnance Survey and are included for reference only. They have been checked by the Seller's Agents and the Purchasers will be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. All boundaries, dimensions and areas are subject to verification from the Title Deeds.

AGENT'S NOTES

The land will be sold subject to all rights of way, water, sewerage, support, wayleave or other easements and to all charges connected with or chargeable on it whether mentioned in these particulars or not.

Mineral rights within the western part of the land are specifically excluded from the sale having been previously reserved.

INTERNET & MOBILE COVERAGE

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

VAT

The property will be opted to tax and, therefore, VAT will be charged on the sale price.

VIEWING

The land may be viewed at any reasonable time during daylight hours when in possession of a set of these Particulars. Please ensure that all gates are left closed at all times.

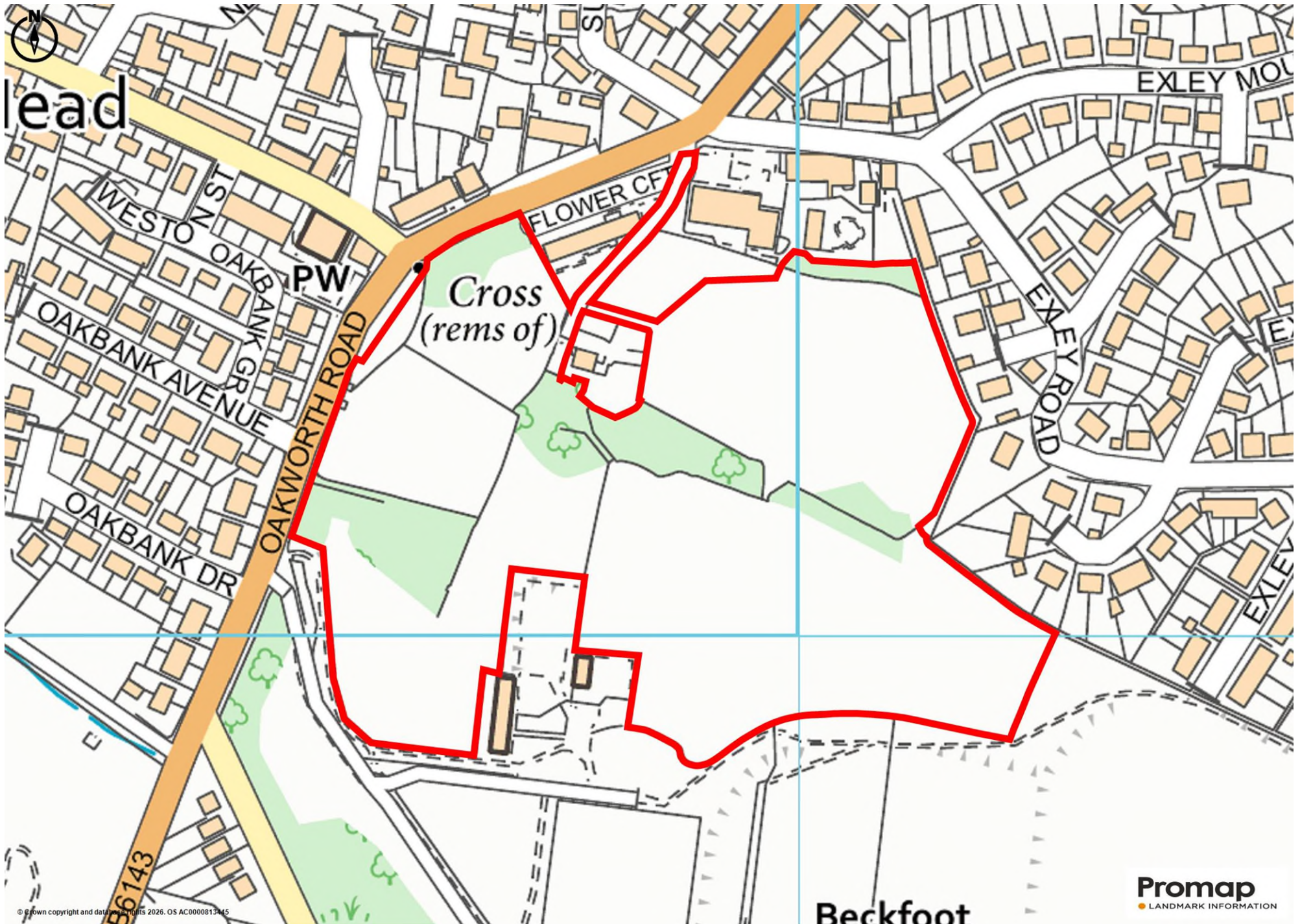
ANTI MONEY LAUNDERING REGULATIONS

We are required by HMRC to undertake Anti Money Laundering Checks for all buyers for which a charge of £24 inclusive of VAT will be made per buyer. We will also need to see proof of funding and we cannot mark a property as Sold Subject to Contract or instruct solicitors until the checks have been satisfactorily completed.

ENQUIRIES

T: 01423 877202

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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.