



Guide Price £75,000 + VAT

- For sale on the instructions of City of Bradford Metropolitan District Council
- 7.80 acres (3.16 ha) of grazing land
- Easy access via Ned Lane
- For sale with vacant possession
- Medium/long-term development potential, subject to planning consent
- For sale by private treaty

Land at Ned Lane, Tyersal, Bradford, BD4 0RG

A unique opportunity to purchase agricultural/amenity land in an urban setting on the immediate eastern outskirts of Tyersal

17 Albert Street, Harrogate, North Yorkshire, HG1 1JX

Tel: 01423 877202

Email: agriculturaldepartment@dacres.co.uk

dacres.co.uk   



Land at Ned Lane, Tyersal, Bradford, BD4 0RG

General remarks

LOCATION

The land is situated on the eastern outskirts of Tyersal, Bradford with access directly off Ned Lane.

DESCRIPTION

The land is approx. 7.80 acres (3.16 hectares) of an

undulating nature enjoying a southerly aspect. It is suitable for grazing of agricultural livestock or horses.

The land comprises of three separate fields enclosed by a mixture of low stone walls and fences, however the eastern boundary is unfenced.

ACCESS

Access is from the west and the south off Ned Lane.

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.

SPORTING & MINERAL RIGHTS

The Sporting and Mineral Rights are understood to be included in the Freehold and will be included in the sale.

VAT

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

Development Clawback

The land is within the Green Belt and is not included as an allocation for development in the emerging Local Plan. However, there may be medium to long-term development potential as it is understood that land to the north and west are draft housing allocations in the draft of the Local Plan and that the surrounding land is currently being promoted for development.

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.

Local Authority

The City of Bradford Metropolitan District Council

Internet & Mobile Coverage

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

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/check-for-flooding-in-england)

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 misstatement 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.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. As part of the requirements, the Agent must obtain evidence of the identity, proof of address and we will also need to see proof of funding of potential buyers. Prior to an offer being accepted all parties who are purchasing must provide the necessary evidence together with proof of funding and origin of funds. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Viewing

The land can be viewed at any reasonable time during daylight hours, at the potential purchaser's own risk, when in possession of a set of these particulars. Interested parties are requested to ensure that the access gate is kept closed at all times. Viewing must be pedestrian access only and no vehicular access will be permitted.

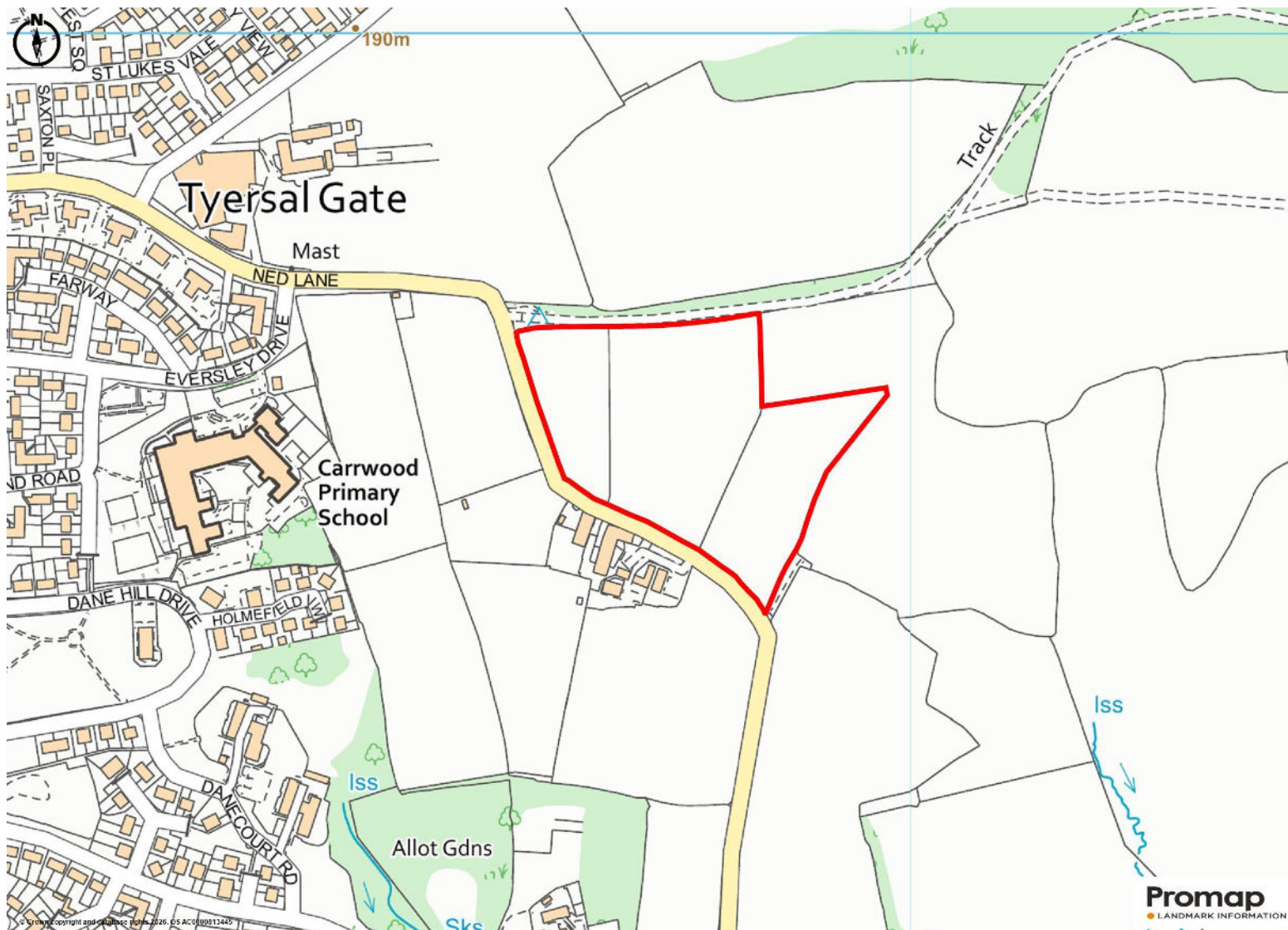
Enquiries

T: 01423 877202

E: agriculturaldepartment@dacres.co.uk

Dacres Ref: IKA260005





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.

Contact us



01423 877202



igc@dacres.co.uk