

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Amenity/Grazing Land  
Extending to approximately 5 Acres



**GUIDE PRICE - £50,000**

- **Rare freehold opportunity**
- **Elevated rural location set on the south facing slope of the Aire Valley**
- **Frontage onto Skipton Road**
- **Suitable for a variety of agricultural uses**

**SKIPTON ROAD  
KILDWICK, KEIGHLEY, BD20 9AE**

# SKIPTON ROAD KILDWICK, KEIGHLEY, BD20 9AE

## Location

The subject site lies on the fringe of the village of Kildwick having reasonable access to local amenities.

## Description

The site forms approximately 5 acres of grazing (to include a small area of woodland) with frontage on to Skipton Road. Vehicular access into the land is provided from Skipton Road. There is a small stone built stable/storage facility situated near to the entrance of the site.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01756 700600 [www.cravendc.gov.uk](http://www.cravendc.gov.uk)

## Guide Price

£50,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe  
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**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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