



**Land off Pad Cote Lane
Cowling**



Land off Pad Cote Lane,

Cowling, West Yorkshire, BD22 0NY

A mixture of meadow and pasture land available for sale as a whole or in two lots.

Lot 1 - Meadow and pasture land extending to approx. 12.63 acres (5.11ha) shown edged in green. Guide Price: £120,000

Lot 2 - Meadow and pasture land extending to approx. 38.84 acres (15.72 ha) shown edged in red. Guide Price: £275,000

DESCRIPTION

These two blocks of mixed meadow and pasture land are available for sale and present an opportunity to acquire a substantial block of existing agricultural land with good access off Pad Cote Lane. They offer opportunities including continued use in agriculture, recreational or environmental and conservation enhancement subject to any necessary consents. Part of the adjacent tracks are included within Lot 1 and please note that third party rights are reserved across these for neighbouring properties.

Lot 1

Set within a ring fence the land is bounded by a mixture of drystone walls and stock fencing and includes three small productive meadows as well as pasture land to the north and south.

Lot 2

This large block of pasture land does include areas that have historically been used for forage production and because access is available through gateways off the lane, it may be possible to subdivide this lot subject to finding matched bidders for all parts.

SERVICES

Water is provided from natural sources. There is some existing sheep handling facilities on part of Pad Cote Lane.

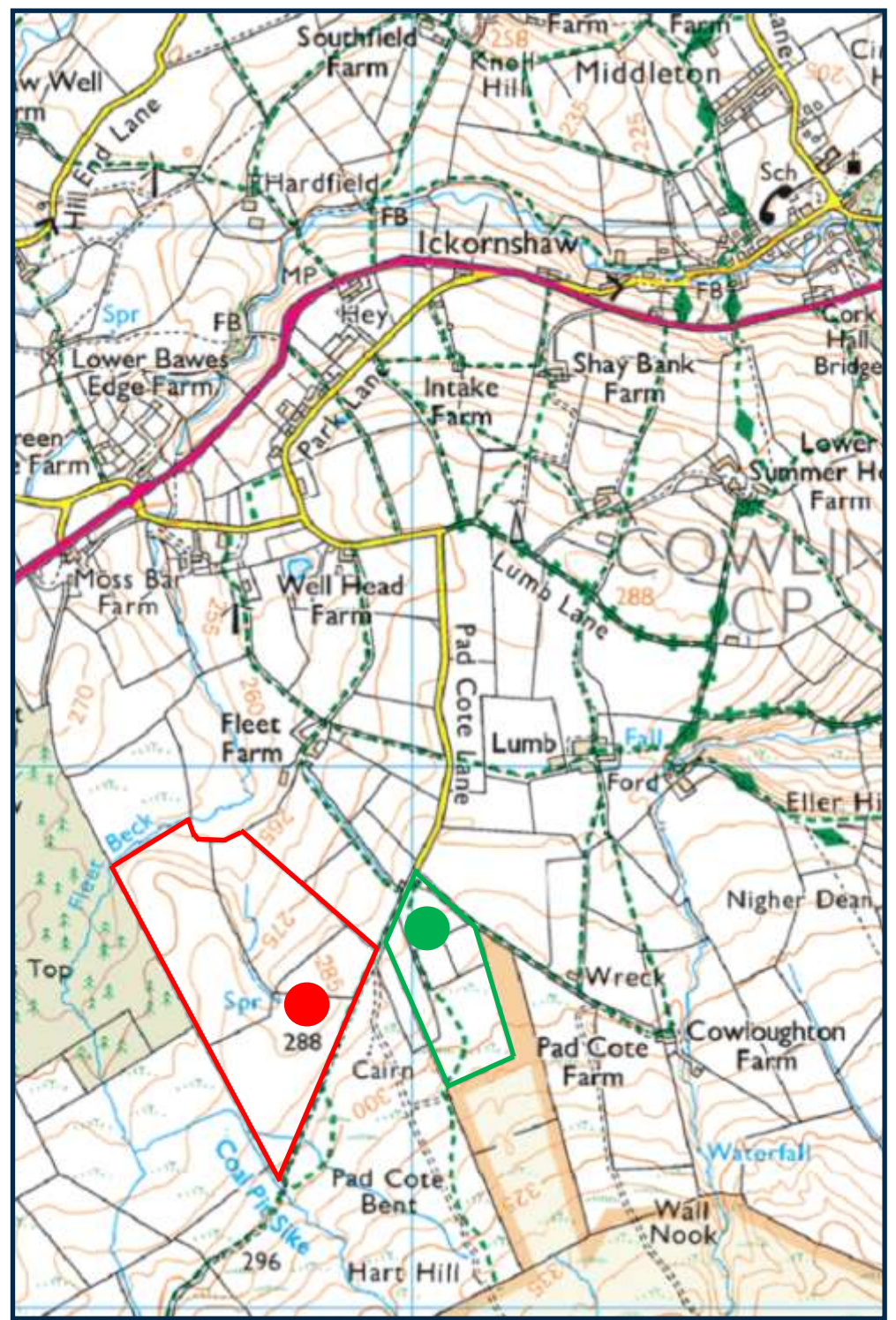
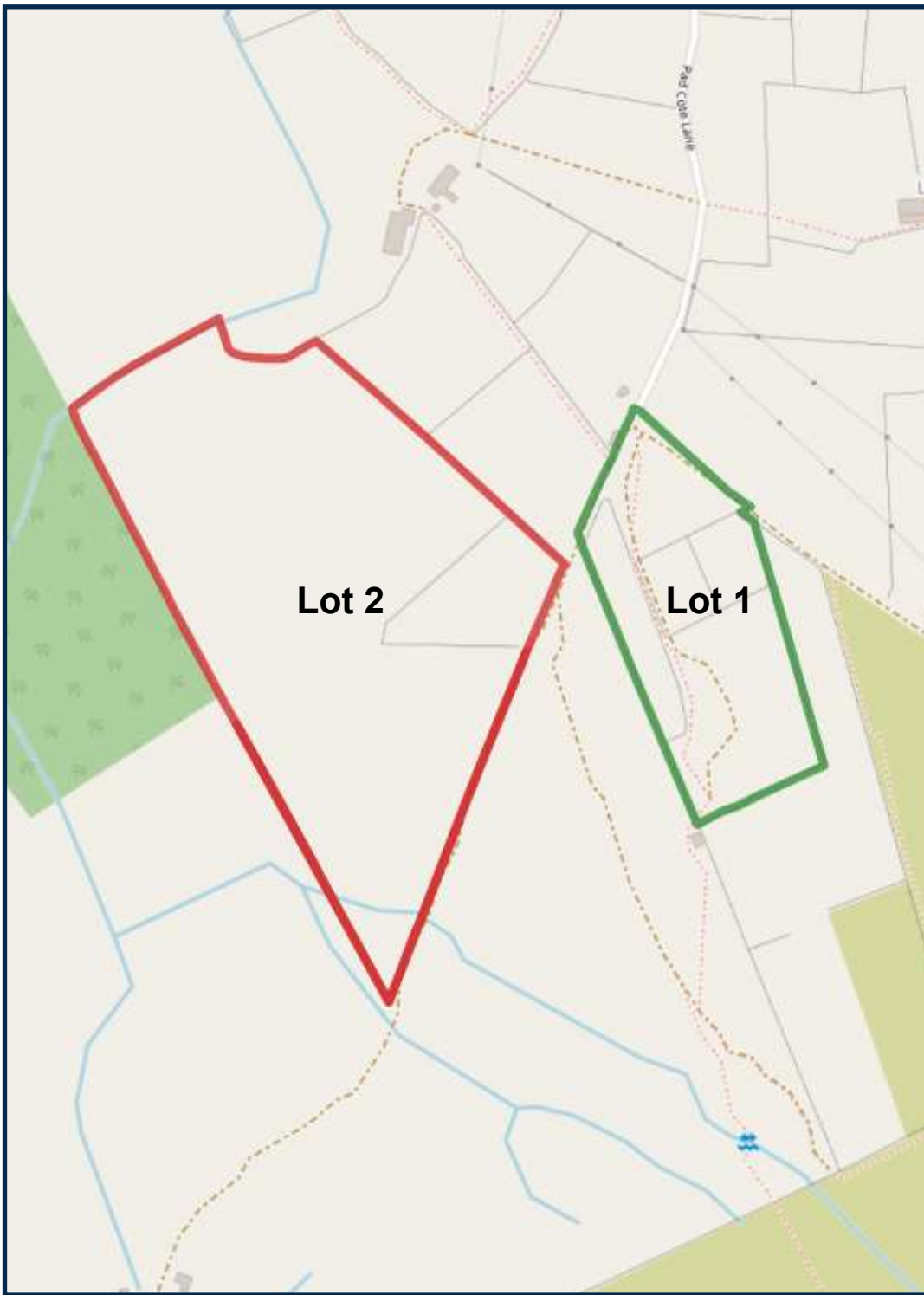
ACCESS

The land is accessed via field gateways off Pad Cote Lane which is in turn connected to Park Lane and the A6068 Cowling to Colne road.

WHAT3WORDS

///limelight.rivals.warns





COUNTRYSIDE STEWARDSHIP

The land is in two Countryside Stewardship schemes ending in 2026 and 2027. Some field parcels under Option UP2 - Management of Rough Grazing for Birds and others are in GS5 - Low Inputs. These agreements can be transferred to the new owner providing they are registered with the RPA and eligible to make the relevant claims.

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. Third party access is reserved along Pad Cote Lane. There are also public footpaths both on and in close proximity to the land and interested parties should familiarise themselves with these and how they may affect their intended use of the land.

TENURE

The land is offered for sale freehold and vacant possession will be granted upon completion of the sale.

VIEWING

Interested parties are asked to register their interest with the selling agent before viewing the land at anytime during daylight hours when in receipt of these sales particulars. Viewing is entirely at your own risk.

OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers or to conclude the sale by any appropriate means at any stage in the marketing process. To make an offer or to raise any queries please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk



Details prepared: April 2026

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Lot 1



Lot 2