



Land at Ickornshaw

Cowling

Land at Ickornshaw, Cowling, Keighley, BD22 0DE

A mixture of meadow and pasture land extending to circa 9.1 ha (22.48 acres).

Guide Price: £175,000

DESCRIPTION

A fantastic opportunity to purchase a block of productive farmland accessed from the village of Ickornshaw and set within a ring fence.

The land has been used for sheep grazing and is bounded by a mixture of drystone walls and livestock fencing.

Water for the land is provided by the stream that runs along part of the southern boundary.

The land presents a number of opportunities including continue use in agriculture, equestrian, recreational use or environmental and conservation purposes subject to any necessary consents.

ACCESS

The land is accessed off a driveway leading from Nan Scar Lane in Ickornshaw. The access is included as part of the sale but third party rights exist over it in association with neighbouring properties.

COUNTRYSIDE STEWARDSHIP

The land is in two Countryside Stewardship Schemes ending 2026 and 2027 with 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

WHAT3WORDS

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VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land at their own convenience in daylight hours once in receipt of a copy of these particulars. Viewing is entirely at your own risk.

TENURE

The land is sold Freehold and vacant possession will be granted upon completion of the sale.

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. There are public footpaths that cross the land and interested parties should familiarise themselves with their location and how they may affect their intended use.

OFFERS & ENQUIRIES

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

Details amended: April 2026

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