



Land off Keighley Road & Park Lane
Cowling

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Cowling, BD22 0NH

A mix of meadow and pasture land extending to 10.85 acres (4.39 hectares) available as a whole or in four lots.

Guide Price: £165,000

LOT 1 (shown edged green)

Guide Price: £75,000

An attractive meadow extending to approximately 4.66 acres (1.89 ha) with access off Park Lane. Water is from a natural source.

LOT 2 (shown edged red)

Guide Price: £30,000

Meadow extending to approximately 1.95 acres (0.79 ha), accessed directly off Park Lane. LOT 2 is sold subject to an overage for any change of use or development other than agriculture. The Vendor and their successors shall be entitled in 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

LOT 3 (shown edged purple)

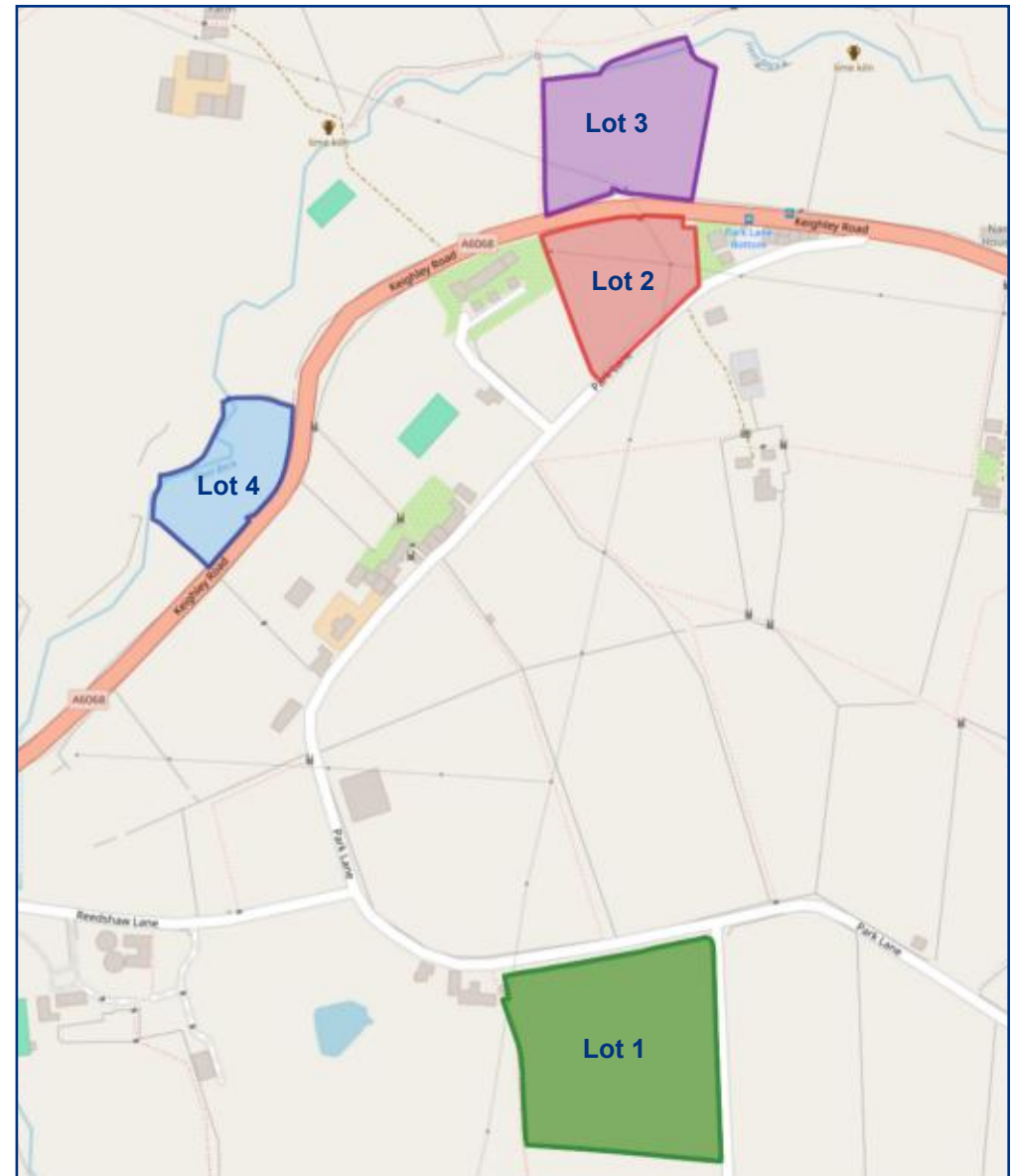
Guide Price: £35,000

Attractive pasture land and access to a natural water course extending to approximately 2.66 acres (1.07 ha).

LOT 4 (shown edged blue)

Guide Price: £25,000

Desirable pasture land including a substantial section of natural water course extending to approximately 1.58 acres (0.64 ha).



Sheet ID	Parcel ID	Hectares	Acres
LOT 1:			
SD9542	9835	1.89	4.66
LOT 2:			
SD9542	9988	0.79	1.95
LOT 3:			
SD9542	9899	1.07	2.66
LOT 4:			
SD9542	7275	0.64	1.58
Total:		4.39	10.85

DESCRIPTION

These attractive parcels of land present a number of opportunities including continued use in agriculture, equestrian, lifestyle or conservation and environmental enhancement subject to any necessary consents.

BOUNDARIES & SERVICES

The parcels are bound by a mixture of walls and fences. Water for the land parcels is as detailed.

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 footpaths within close proximity to these parcels of land and interested parties should familiarise themselves with their locations and how they may affect their intended use of the land.

VIEWING

Please register your interest with the selling agent before viewing any of the land parcels. Viewings can be during daylight hours and only with a copy of these sales particulars. Viewing is entirely at your own risk.

WHAT 3 WORDS

Lot 1 - ///impose.florists.pounding

Lot 2 - ///share.plank.wealth

Lot 3 - ///branched.boxing.tiredness

Lot 4 - ///mock.doubt.thinking

TENURE

The land is held freehold and vacant possession will be granted on completion of the sale.

OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during 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 prepared June 2026



Land off Park Lane and Keighley Road Cowling

Available as a whole or in four lots, the land offers an exciting opportunity to acquire a good block of land on the outskirts of Cowling



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Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: **01756 692 900**
www.wbwsurveyors.co.uk

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