



**Land off Parkers Lane
Utley**

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Utley, Keighley, West Yorkshire,
BD20 6DT

Meadow and pasture land extending to
approx. 3.41 acres (1.38 ha)

Guide Price: £75,000

DESCRIPTION

An opportunity to purchase an attractive block of farmland close to the towns of Keighley and Silsden. Extending to approximately 3.41 acres (1.38 ha) the land includes a small general purpose open fronted agricultural building. The land is bounded by a mixture of drystone walls and fences. Generally they are in good condition although some work will be required to ensure they remain livestock proof into the future. Water is from a natural stream that flows through the land. The land presents a number of opportunities including continued use in agriculture, equestrian use, recreational use or for environmental and conservation purposes subject to any necessary consents.

ACCESS

Access to the land is via Parkers Lane which is in turn connected to the main Skipton Road via St Johns Road. Parkers Lane is surfaced and provides good access to the field gateway. Interested parties should familiarise themselves with the lane and ensure it meets their requirements prior to making an offer.

WHAT3WORDS

///hurray.gloves.shave

VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land and then to do so 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 is a public footpath crossing the railway line close to the entrance to the land and interested parties should familiarise themselves with its location and how it may affect their intended use.

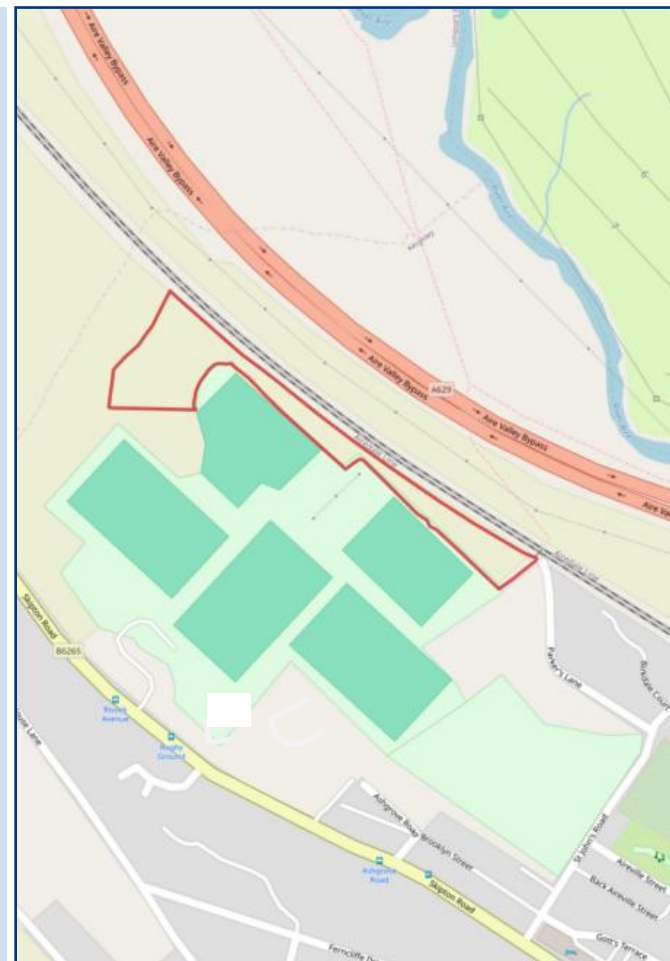
OFFERS & ENQUIRIES

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 prepared: May 2026

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.



Not to scale—for identification purposes

