



Land off Station Road

Oakworth

Land off Station Road

Oakworth, BD22 7HT

C. 3.54 acres (1.43 hectares) available as a whole or in lots

Guide Price: £125,000

DESCRIPTION

The land off Station Road offers a rare opportunity to acquire a desirable block of productive meadow and pasture extending to c. 3.54 acres (1.43 ha) in the centre of Oakworth village.

LOT 1

GUIDE: £75,000

2.13 acres (0.86 ha) of productive meadow and pasture as indicated in yellow on the enclosed plan.

LOT 2 (BLUE)

GUIDE: £70,000

1.41 acres (0.57 ha) of productive meadow as indicated in blue on the enclosed plan.

BOUNDARIES AND SERVICES

The land is enclosed by a mix of stone walls and stock fencing. Where known the repairing liabilities for external boundaries are shown by inward 'T' marks.

The land has no mains services but we understand that there is a natural spring supply to a well located in the pasture. The water supply has not been tested.

ACCESS

Access to Lot 1 is taken via a short track from Victoria Road (to the north) and access to Lot 2 is via a track from East Royd Road (to the south).

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way, whether referred to in these particulars or not. A public footpath crosses the land, running north to south from Victoria Road and heading towards East Royd Road. A large section of the footpath runs along the eastern boundary and is fenced off.



PLANNING AND DEVELOPMENT

The land is conveniently located and presents a number of opportunities including continued use in agriculture, equestrian, recreational use or development subject to any necessary consents.

The site falls under the jurisdiction of Bradford Council. Any development proposal would need to demonstrate compliance with local policies. Interested parties should make their own enquiries as to the development potential.

STEWARDSHIP:

It is understood that the land is not subject to any live Countryside Stewardship Agreements.

TENURE AND TITLE INFORMATION

The land is sold freehold with the benefit of vacant possession. The land is registered under title no. WYK434003 a copy of which can be requested from the Selling Agents.

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 risk in daylight hours once in receipt of a copy of these particulars.

WHAT 3 WORDS

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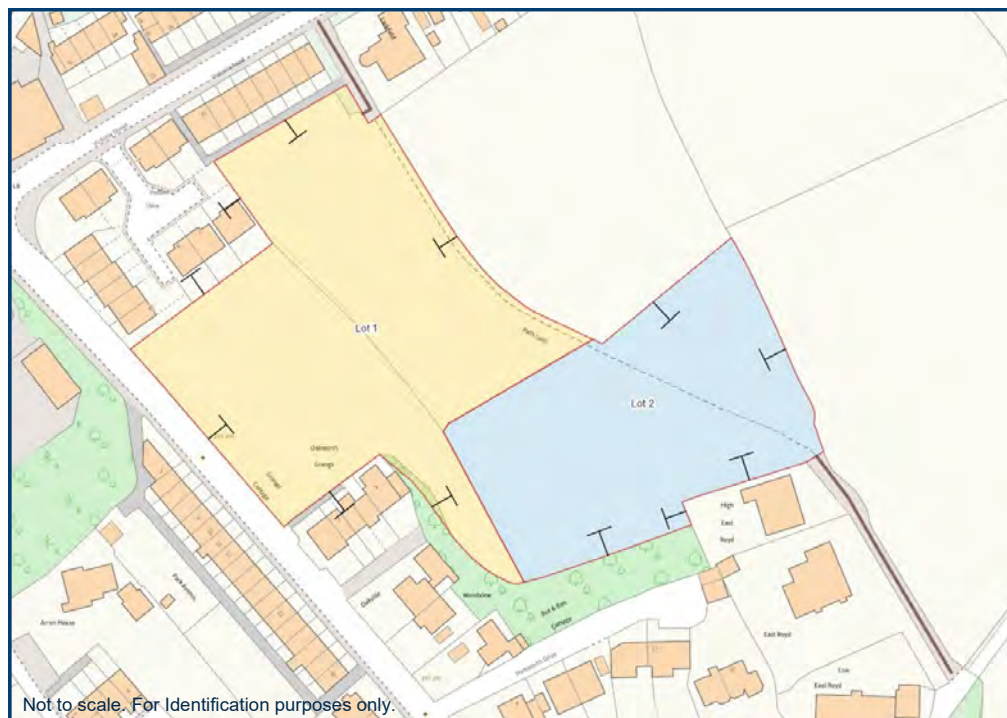
OFFERS

Offers are invited for the land as a whole or in lots and the Vendor reserves the right to seek best and final offers at any stage of the marketing process. To make an offer or to raise an enquiry please contact Owain Turvill on:

Tel: 01756 692 900

Email: owain.turvill@wbwsurveyors.co.uk

Details Prepared: August 2026



Land off Station Road, Oakworth, BD22 7HT

3.54 acres (1.43 hectares) of meadow and pasture conveniently located in the heart of Oakworth village



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD

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