



## Recreational Land

### FOR SALE

**LAND OFF LONGFIELD ROAD /  
CROSSLEY STREET  
TODMORDEN  
WEST YORKSHIRE  
OL14 6NQ**

**1.24 Acres (0.5 Hectares)**

- Various potential uses for this wooded site with a boundary to the Rochdale Canal and overlooking Todmorden.
- The land in part is reasonably level and banks down to the canal.
- An attractive location.

### Location

The land is situated just off Longfield Road and accessed via Crossley Street. Longfield Road connects with the A6033 Rochdale Road. Todmorden town centre is within walking distance and the property fronts the Rochdale Canal.

### Description

A steeply banked piece of land in part with a footpath through the site towards the southern boundary. The site is surrounded by residential properties and has potential for possibly leisure i.e holiday cabins or residential subject to obtaining the necessary planning consent.

The site is shown on the attached plan and includes two parcels of land.

### Site Investigation

There is a footpath running through the site which does allow access to the site.

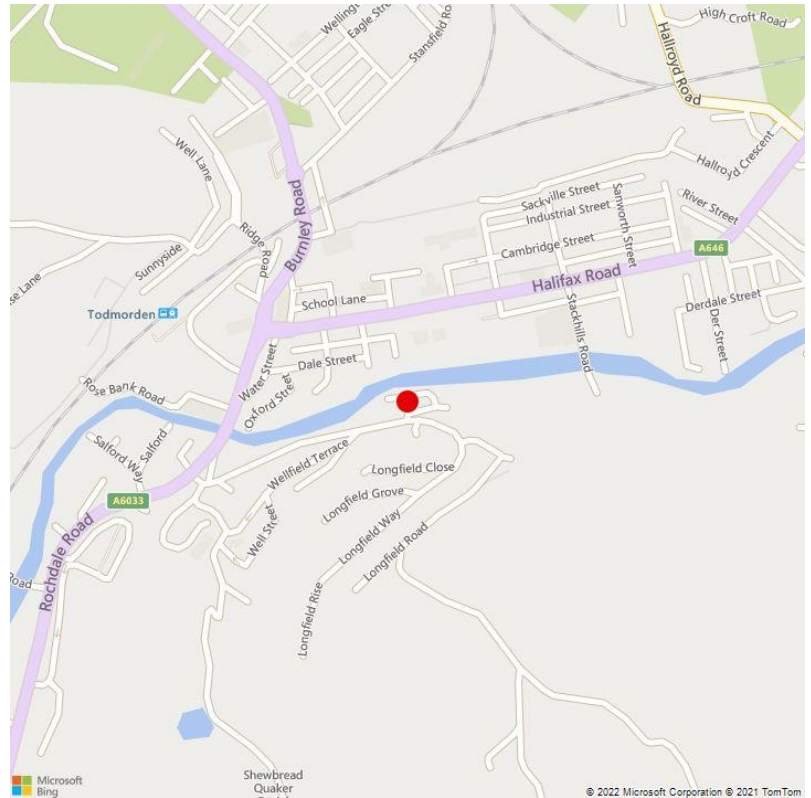
### Tenure

We are advised that the site is freehold.

Title No. WYK721863.

### Services

We would advise that mains services are available to Longfield Road, however interested parties must satisfy themselves as to the exact position and adequacy if development is anticipated.



### Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority and all enquiries should be directed to Calderdale Council 01422 288002

### Price

Offers over £85,000

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## Additional Information

### Legal Costs

Each Party is to be responsible for their own legal costs incurred.

### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

### Viewings

Petty Commercial  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.