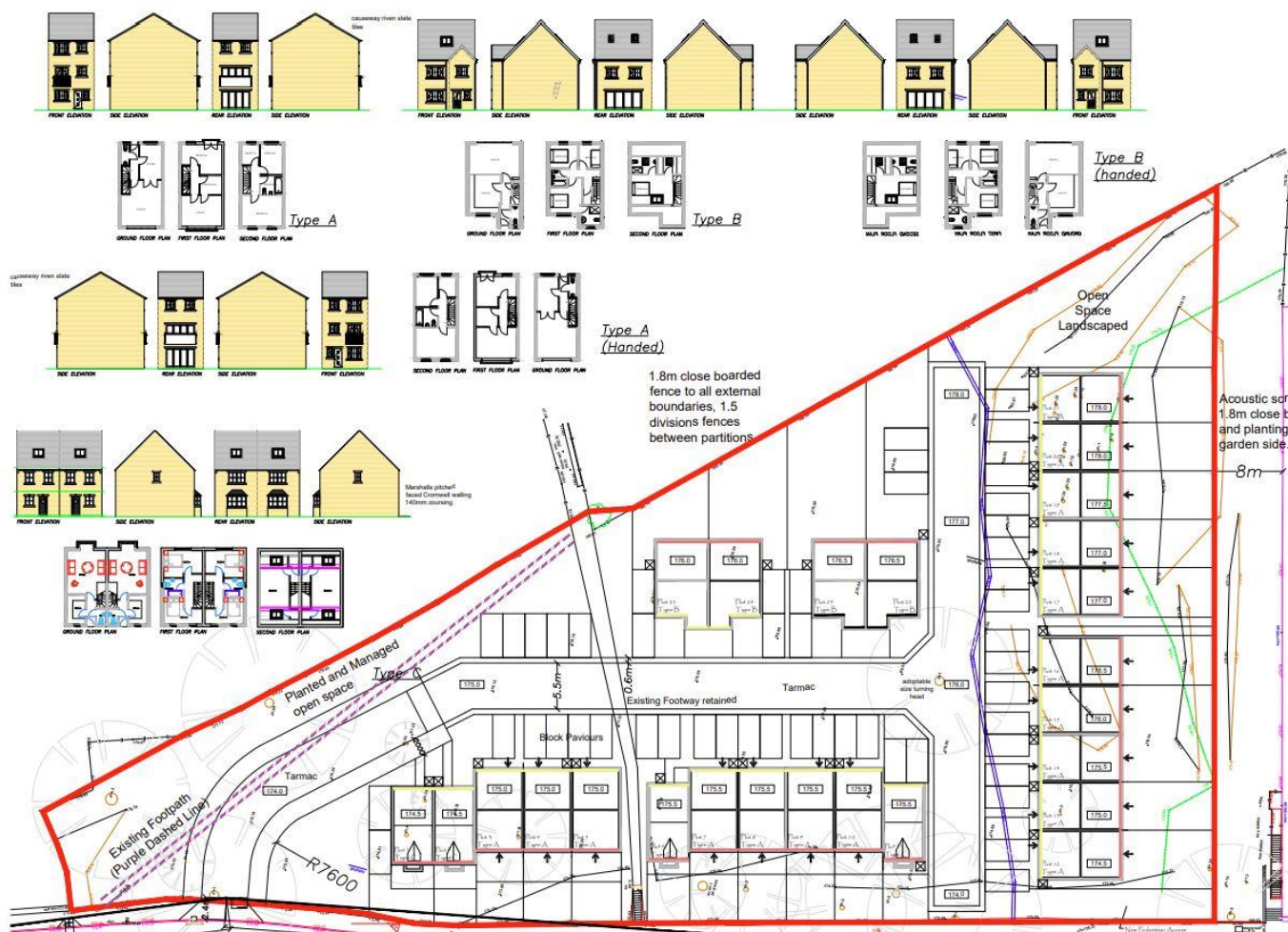


FOR SALE

LAND ADJACENT TO EMSTEAD WORKS
OLD LANE
HALIFAX
HX3 5QN

- RESIDENTIAL DEVELOPMENT SITE
- 1.59 ACRES (0.64 HECTARES)
- DEVELOPMENT POTENTIAL FOR 25 DWELLINGS



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Land Adjacent To Emstead Works
Old Lane
Halifax
HX3 5QN

- **RESIDENTIAL DEVELOPMENT SITE**
- **1.59 ACRES (0.64 HECTARES)**
- **DEVELOPMENT POTENTIAL FOR 25 DWELLINGS**



Location

The land is situated along Old Lane in a semi rural location within the Ovenden area of Halifax approximately 2 miles North of the Town Centre and 7 Miles from Jcn 24, M62 Motorway.

Description

The property briefly comprises a triangular parcel of previously undeveloped land currently laid to grass being elevate from Old Lane. The topography of the land gently slopes from East to West and is overgrown with trees and shrubs. There is a Public Footpath transending the site.

Planning

The property is currently the subject of a detailed Planning Application that is pending consideration under Planning Application Ref: 19/00793/FUL for the Residential development of 25 dwellings. Full details of the application including drawings are available for inspection via the Planning Portal on the Local Authority Website www.calderdale.gov.uk at Calderdale MBC.

Outstanding matters include the S.106 Agreement and any affordable housing contribution which will be the responsibility of the purchaser to agree with the Local Authority.

Price

Offers in the Region of £650,000

VAT

The sale price is exclusive of VAT (if applicable).



Property House, Lister Lane, Halifax, HX1 5AS

Accommodation

The Total Approximate gross internal floor areas are:		
	Acres	Hectares
Total Approximate Area	1.59	0.64
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Terms

The Freehold Interest in the property is being offered For Sale. Parties should stipulate any conditions that the offer is made subject to.

Legal Fees

Each party is to be responsible for their own legal costs incurred in any sale transaction.

Viewing

For further information or if you wish to arrange a viewing, please contact the sole selling agents:

Ryan Barker

Direct Line: 01422 430024

Email: ryan.barker@walkersingleton.co.uk

Piers Fisher

Direct Line: 01422 430022

Email: piers.fisher@walkersingleton.co.uk

Ref: 41642

May-21

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