

Walker Singleton

FOR SALE

Land at Stocksmoor Road
Stocksmoor
Huddersfield
HD4 6XQ

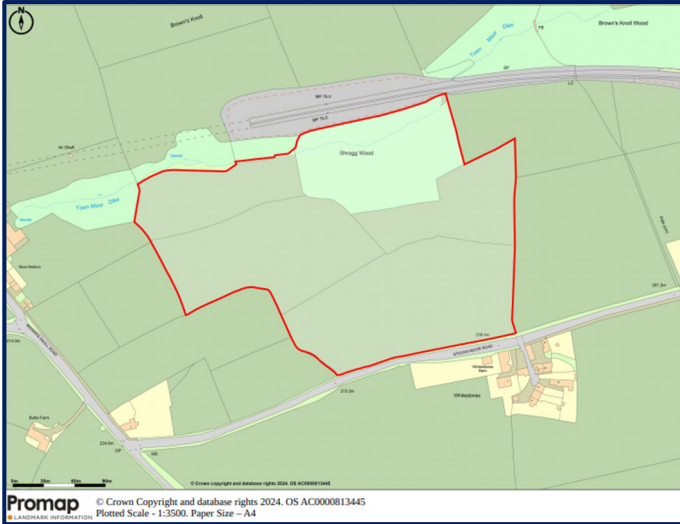
- Prime grazing land
- Edge of village location
- 16.23 acres (6.57 hectares)
- Occupying a picturesque rural setting



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Location

The land is located with extensive frontage to Stocksmoor Road, on the fringe of the village of Stocksmoor, approximately 4 miles south of Huddersfield.

Description

The land comprises approximately 16.23 acres (6.57 hectares) of relatively regularly shaped grassland, largely flat, with a moderately sloping section towards the north. The land is divided into several fields by dry stone walls. To the north of the holding, is an area of woodland, known as Shrogg Wood, which accounts for approximately 3.17 acres (1.29 hectares) of the overall acreage.

Stocksmoor Road forms the land's southern boundary, whilst running along most of the northern boundary, is the main Huddersfield to Sheffield railway line (the Penistone Line). The eastern and western boundaries run adjacent other grassland. A stream – 'Town Moor Dike' – runs along and across the property's northern boundary.

Vehicular access, from Stocksmoor Road, is provided via a galvanised metal field gate.

Site Area

The land has a site area of 16.23 acres (6.57 hectares), measured using an Ordnance Survey-based mapping system.

Tenure

The unencumbered freehold interest in the land is offered for sale. The land is held as part of title number YY143846, details of which are available from the agent, on request.

Planning

Under the Kirklees Local Plan, adopted 27 February 2019 the land has no specific allocation, but forms part of a wider area designated as Green Belt.

Price

Seeking offer in the region of £300,000.

VAT

The Option to Tax on the land has not been exercised, so the transaction will not attract VAT.

Legal Fees

Each party is responsible for their own legal fees incurred in the transaction.

Anti-Money Laundering Regulations

The purchaser will be required to satisfy standard AML requirements.

Viewing

Interested parties are invited to go on to the land, to inspect, with caution and at their own risk. Walker Singleton, nor the vendor, can take any responsibility for interested parties' safety in this regard.

For more information please contact:

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