

Charnock Bates

The Country, Period and Fine Home Specialist

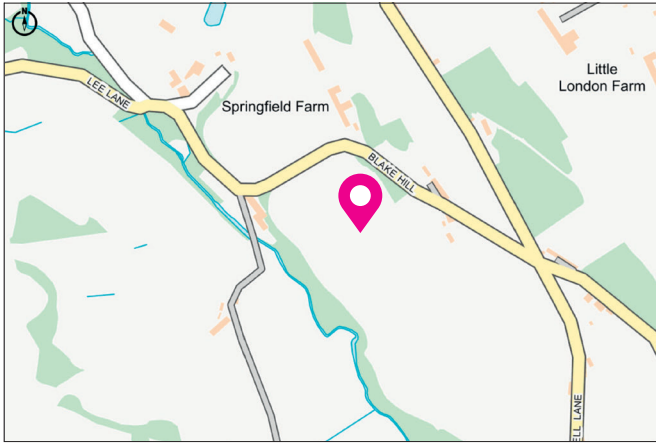


Land off Blake Hill

Shibden Valley
Shibden
Halifax
HX3 7UN



- ▼ Section of agricultural/grazing land totalling approximately 7.5 acres
- ▼ Additionally includes sloping wooded area totalling approximately 1 acre
- ▼ An exceptionally rare opportunity to acquire land within the Shibden Valley
- ▼ Gated vehicular access from Blake Hill



Location

Set within the stunning Shibden Valley the total site extends to approximately 8.5 acres and comprises two sections of woodland positioned to the east and west of the main grazing area, with the western section including sloping woodland leading down to Shibden Brook and the eastern edge running parallel to Blake Hill.

Description

A parcel of agricultural grazing land and woodland having vehicular access directly from Blake Hill along with public footpath running through the centre of the land from Blake Hill to Kell Lane. The site is designated as greenbelt on the current local Calderdale plan and extends to approximately 8.5 having approximately 1 acre of wooded area and 7.5 acre of grazing.

Please note: An Overage Clause is applied to the land sale details from the agent.

Site

Area	Acres	Hectares
Total site area (approx):	8.50	3.439



Tenure

The Freehold interest in the property is being offered For Sale.

Legal Fees

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

We are informed by the current owners that a septic tank serving the properties known as 2, 3, 4, 5, and 6 Blake Hill is located close to the woodland on the eastern edge of the land. A 99yr lease agreement in respect of the septic tank is in place with the owners of the five properties, all of whom pay an individual annual peppercorn rent of £5.

Viewing

For more information or to book a viewing please contact the sole selling agents:

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