

Charnock Bates

The Country, Period & Fine Home Specialist



# Land For Sale

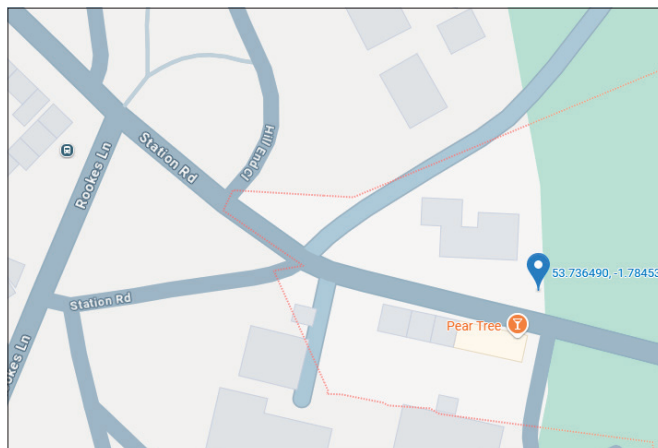
Land adjacent to  
The Stannary  
Station Road  
Norwood Green  
HX3 8QD

OIEO £350,000



- ▼ Development land with outline planning permission for one detached dwelling
- ▼ Semi-rural location in Norwood Green, Halifax
- ▼ The site is a prime development opportunity in an ideal location
- ▼ Outline planning permission in place





## Location

Norwood Green is one of Calderdale's premier locations, offering convenience of amenities coupled with a semi-rural location. The picturesque village boasts a village hall, well-kept village greens and gardens, children's playground, highly regarded public houses/eateries and excellent walking available via the Calderdale Way and nearby Judy Woods. Norwood Green provides excellent access to the M62 network for the cities of Leeds, Bradford and Manchester. Both Manchester and Leeds/ Bradford International Airports are easily accessible.

## Description

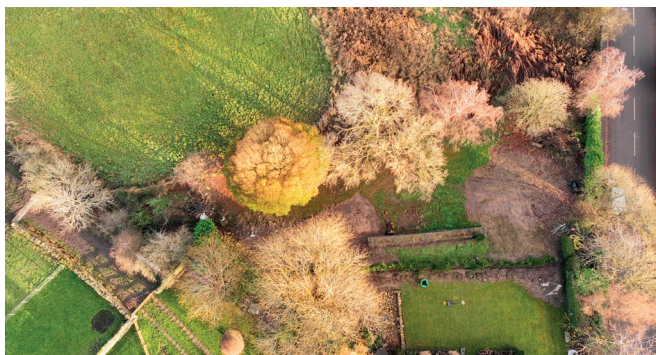
A rare chance to purchase a good sized plot of land in the much sought after area of Norwood green. The land is semi rural, bordering on open fields. The land has outline planning permission for one detached property which when built will sit within generous gardens to the front and rear.

This would suit a buyer who is looking to build a property of their own design on in an enviable semi-rural position in Norwood Green. Planning application number is 24/00245/OUT - Ward 05 and is viewable on the Calderdale Planning Portal.

Site: **HX3 8QD**

## Site

Area	Acres	Hectares
Total site area (approx):	0.24	0.09



## Tenure

The land is Freehold.

## Legal Fees

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

## Viewing

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

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