

Charnock Bates

The Country, Period & Fine Home Specialist



# Land For Sale

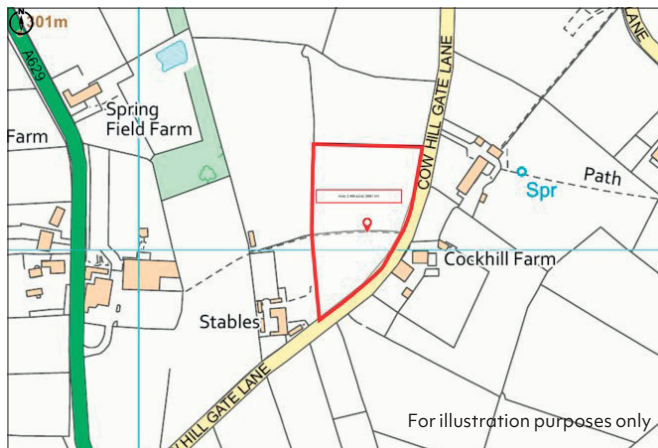
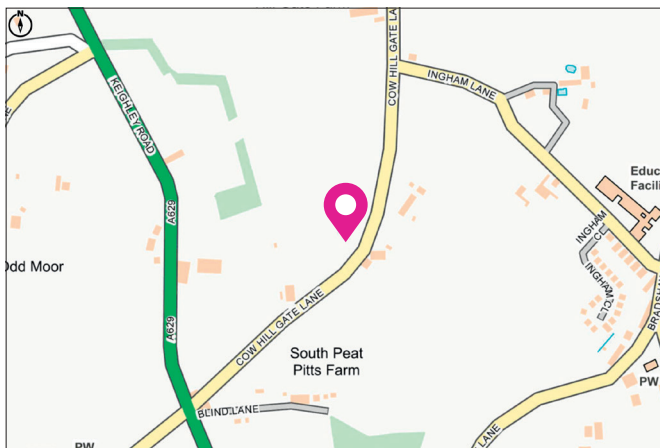
Land at Cow Hill Gate Lane  
Bradshaw  
Halifax  
HX2 9PB

OIEO £35,000



- ▼ Section of agricultural/grazing land totalling approximately 2.44 acres (0.98 hectares)
- ▼ Semi-rural location at Cow Hill Gate Lane in Bradshaw, HX2 9PB
- ▼ The site may suit a variety of uses subject to any requiring consents
- ▼ Designated as greenbelt on the current local Calderdale plan





## Location

Bradshaw is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park incorporates a reservoir and nature reserve, popular with walker and outdoor enthusiasts. Halifax Golf Club is also located close by within Ogden. The area is convenient for a variety of local shops, numerous junior and secondary schools, including Bradshaw Primary School. A range of public houses and restaurants within the vicinity include the popular Moorlands Inn, only a short distance away.

## Description

A freehold parcel of agricultural grazing land in a semi-rural location at Cow Hill Gate Lane in Bradshaw, the site is designated as greenbelt on the current local Calderdale plan and extends to approximately 2.44 acres (0.98 hectares). The site may suit a variety of uses subject to any requiring consents, of which may include equestrian, livestock or horticulture.

## Site

Area	Acres	Hectares
Total site area (approx):	2.44	0.98



## 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.

## Viewing

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

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