



# LAND – ADJOINING SPRING VILLA

NORLAND HX6 3QJ



Offers Over £150,000

## DETAILS

An opportunity to acquire an area of freehold grazing land located between in Norland with easy vehicular access via Goose Nest Lane or Long Lane. The land extends to approximately 7.78 acres of grazing land and woodland. The land is bordered by stone walls and benefits from spring water; there is mains water and electricity on site, both of which are currently disconnected.

The land is located in the village of Norland, a fantastic rural location with footpaths, bridleways and Norland Moor in close proximity, ideal for outdoor and equestrian enthusiasts.

## DIRECTIONS

From Ripponden take the Elland Road uphill, passing the Fleece Inn and on the brow of the hill turn left to Norland; continue along this road and turn left into Hob Lane. On reaching The Hobbit turn left into Goose Nest Lane and then turn right just before the entrance to the Hullen Edge Farm development; continue downhill and the land is to your right.

Alternatively access the land from the A58 via Watson Mill Lane, park in the spaces on the right at the top of the hill, just before the sharp right turn into Long Lane. Continue on foot up Long Lane where the land is located to your left.



## IMPORTANT NOTICE

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

## MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

