





LADSTONE PARK

NORLAND | HX6 3SD

Ladstone Park is a small, peaceful residential park catering exclusively for the semi-retired / retired (over 45's) located in the desirable village of Norland.

This exciting new development of just 20 new homes provides a rare opportunity to purchase a luxury residential property in a beautiful location with expansive views over the Ryburn Valley.

For further information or to arrange a site visit please contact Virginia on 01422 822277, email ripponden@houses.vg or visit www.ladstonepark.co.uk



ACCOMMODATION

Entrance Hall
Living Room
Dining Kitchen
Bedroom 1
Bedroom 2
Bathroom
En-Suite Shower

COUNCIL TAX

A

EPC RATING

N/A

PROPERTY NOTES

All of the homes on site are designed by industry leading Prestige Homeseeker, who offer a wide variety of Residential Park Homes. With an array of designs, floorplans and colour schemes to choose from, we have something to offer everyone.

If choosing to order a bespoke home, any model can be tailored to your specification both internally and externally. Whether it be stylish exterior features and unique elevated roof profiles or skylights and full floor to ceiling glass to blur the boundaries between inside and out, whatever your preference we can deliver for you.

The prospective purchaser can choose all the interior furniture, blinds, curtains, carpets etc and make sure that your next move will be your perfect forever home.

LOCATION

Enjoying a peaceful rural location in the desirable village of Norland, nearby amenities include a country pub, golf course and village school, and general store/post office and farm shop in neighbouring Barkisland. The more extensive amenities of Sowerby Bridge are only 5 minutes away, and the M62 motorway is easily accessible, providing excellent links to Leeds, Bradford and Manchester. There is a regular bus service from Butterworth End Lane.

SERVICES

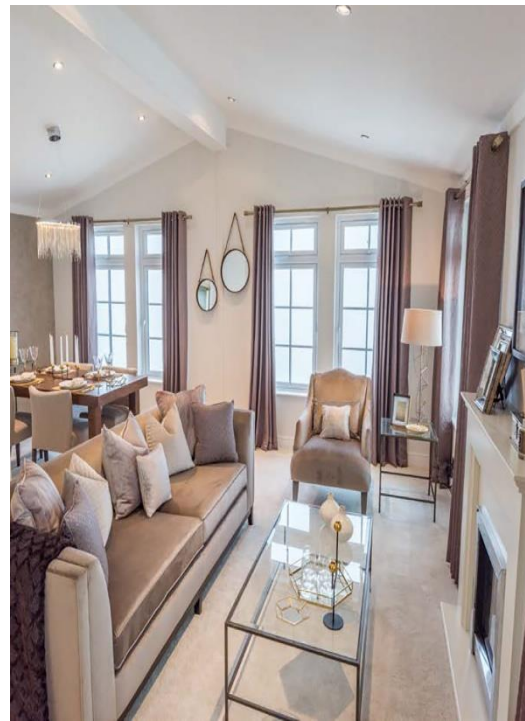
Mains water and electricity. LPG gas central heating with hot water radiators. Septic tank drainage.

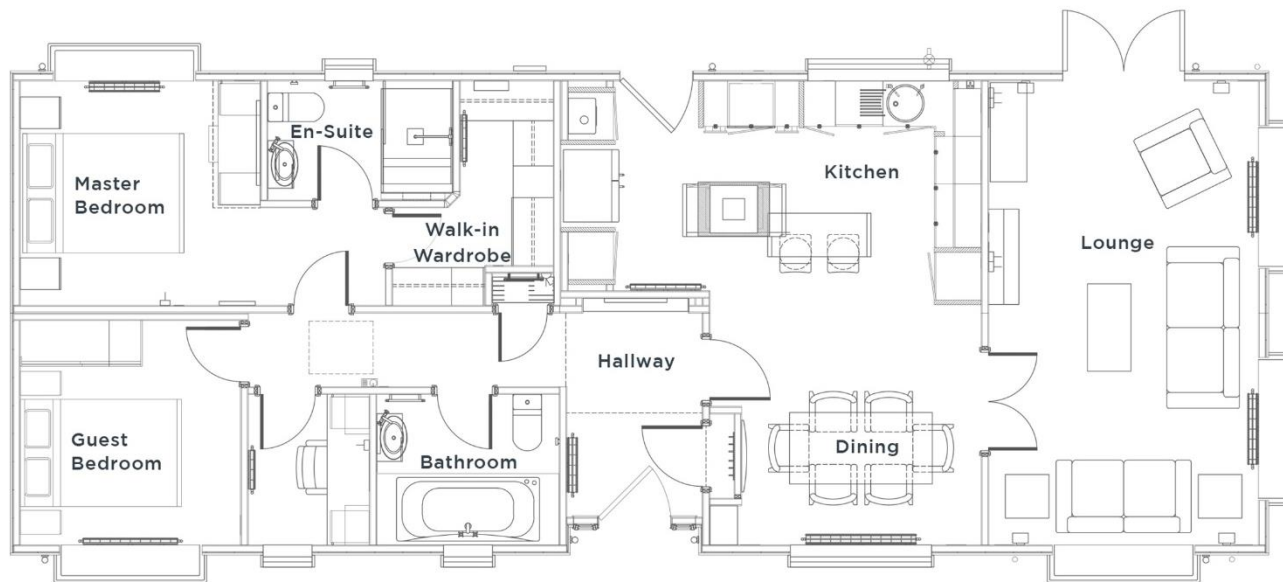
TENURE

Leasehold – further information on request.

DIRECTIONS

From Ripponden take the Elland Road uphill, passing the Fleece Inn on the left, and keep on this road until the top of the hill, turning left at the signpost for Norland. Proceed on this road and the entrance to Ladstone Park is on the left hand side.





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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.