



Land at Higher Ashes Farm Ashes Lane, Todmorden, OL14 8RF

Guide Price £200,000



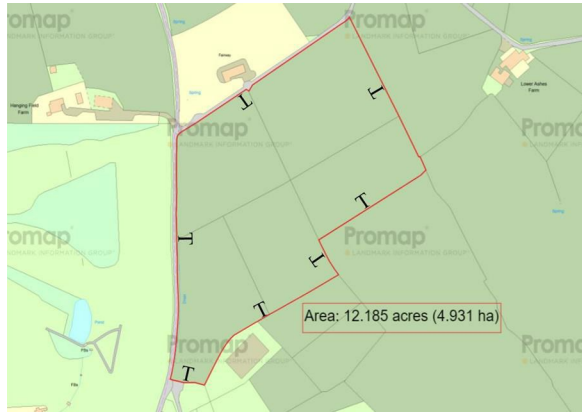
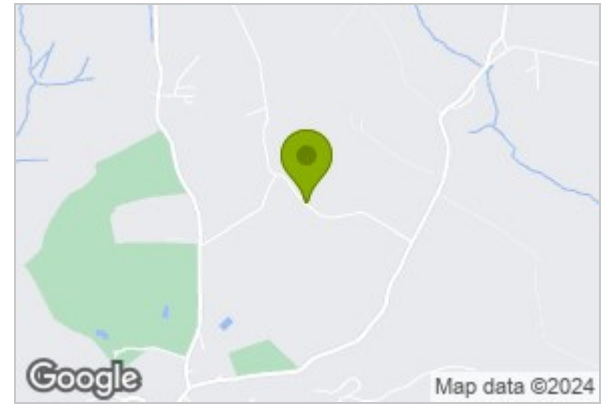
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Situated on gently southern slopes to the east of Todmorden, this is a valuable parcel of good quality meadowland which yields three crops of excellent silage / hay each year.

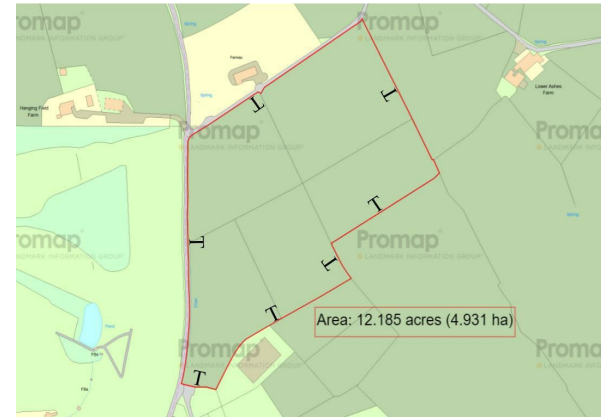
Access to the fields is from Hey Head Lane via a gate in the south-west corner of the field. There is also a public footpath that leads from this gate along the southern boundary of the land.

The land will be subject to an overage clause, whereby, if the land gains consent for any development, a 50% uplift in its value will be payable to the vendors. Ownership & responsibility for the boundary fences is shown by the 'T' markers on the plan.

The current owners will retain an easement / right of way across the top two fields, with / without vehicles, workmen & contractors all in relation to Higher Ashs Farm.



General Remarks and Stipulations



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.