



Strip of land between  
Parcels 1 & 2 – WYK209698

Parcel 2 – WYK343770  
Land to south of Hedge Top Lane

Parcel 1 – WYK604036  
Land south of Hedge Top Lane

Parcel 4 – WYK292378  
Land south of Westercroft Lane

Parcel 3 – WYK813950  
Lonely House Farm

Boundaries are approximate

# LAND FOR SALE - STC

Land to the south of Westercroft Lane, Northowram, Halifax, West Yorkshire, HX3 7ER





## KEY CONSIDERATIONS

- Gross area extends to approximately 40.85 acres (16.51 hectares).
- Green Belt site located to the northeast of Halifax.
- Technical information available on a data room.
- Unconditional offers sought by **Midday** on **Monday 4<sup>th</sup> December 2023**

## DESCRIPTION

The overall site comprises greenfield agricultural land and measures approximately 40.85 acres / 16.51 hectares. The site is split into five title numbers / parcels as labelled within these sales particulars. The area immediately to the north and west of the site is a mixture of older residential housing. The site lies within Flood Zone 1.

Westercroft Lane lies adjacent to the northeastern boundary of the site. Hedge Top Lane provides access to the northwestern boundary. The eastern boundary abuts Cullingworth Commercial Ltd, a freight services company. There are open wooded areas to the southern boundary and existing residential properties to the western boundary.





### LOCATION

Situated to the south of Westercroft Lane, less 5 miles west of Junction 26 of the M62. The site is located to northeast of Halifax on the north side of the Shibden Valley in the village of Northowram. Halifax town centre lies approximately 3 miles to the southwest of the site. The site lies 6 miles southwest of Bradford, 8 miles to the north of Huddersfield and 15 miles southwest of Leeds.

The area of Northowram is a desirable suburb of Halifax, offering a range of local amenities, including a Sainsburys local, a variety of restaurants, a Doctors and pharmacy. Northowram Primary School is located 0.5 miles to the west of the site.

Shibden Park Estate lies less than 2 miles to the south of the site. The Grade II\* listed historic timber-framed medieval manor house of Shibden Hall dates back to 1420 and attracts worldwide visitors, following its feature on the BBC TV series 'Gentleman Jack'.

Low Moor Railway Station is located approximately 5 miles to the east of the site and offers regular services to Leeds and Manchester. Regular bus services run from Bradford Road, 0.3 miles to the west of the site. The nearest airport is Leeds Bradford which is 15 miles to the northeast.

### PLANNING

There are no planning permissions that support the site at this time. The parcels are designated as Green Belt within the recently adopted Calderdale Local Plan. Northowram is considered to be a sustainable settlement due to its good transport links. Some of the parcels were previously promoted within the Calderdale Local Plan but were discounted due to factors including ecology and access (Ref: LP1103 and LP1613).

### TECHNICAL INFORMATION

No technical reports have been undertaken on the site.

Drone images and Land Registry title plans are available to interested parties through a data room via our dedicated website:-

<https://savillsglobal.box.com/v/WestercroftLane>

## TENURE

The site is for sale freehold with vacant possession on completion.

The site is split into five title numbers:

Parcel	Title Number	Acres/Hectares
1	WYK604036	1.78 / 0.72
Land between 1 & 2	WYK209698	0.14 / 0.06
2	WYK343770	3.93 / 1.59
3	WYK813950	27.7 / 11.2
4	WYK292378	7.3 / 2.95

## EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## VAT

The vendor reserves the right to charge VAT.

## CONTACT

**Kirsty O'Donnell - Leeds Development**  
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**Sophie Sismanovic - Leeds Development**  
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## METHOD OF SALE & OVERAGE PROVISION

The site is offered for sale Freehold via informal tender inviting offers on an unconditional basis. The site is available for sale either in separate parcels or as a whole. Given the strategic potential of the land, offers should include for an overage provision should any planning consent be granted for the land in the future. Excepted forms of development are agriculture (including renewable energy crops), equestrian, forestry or open field horticulture.

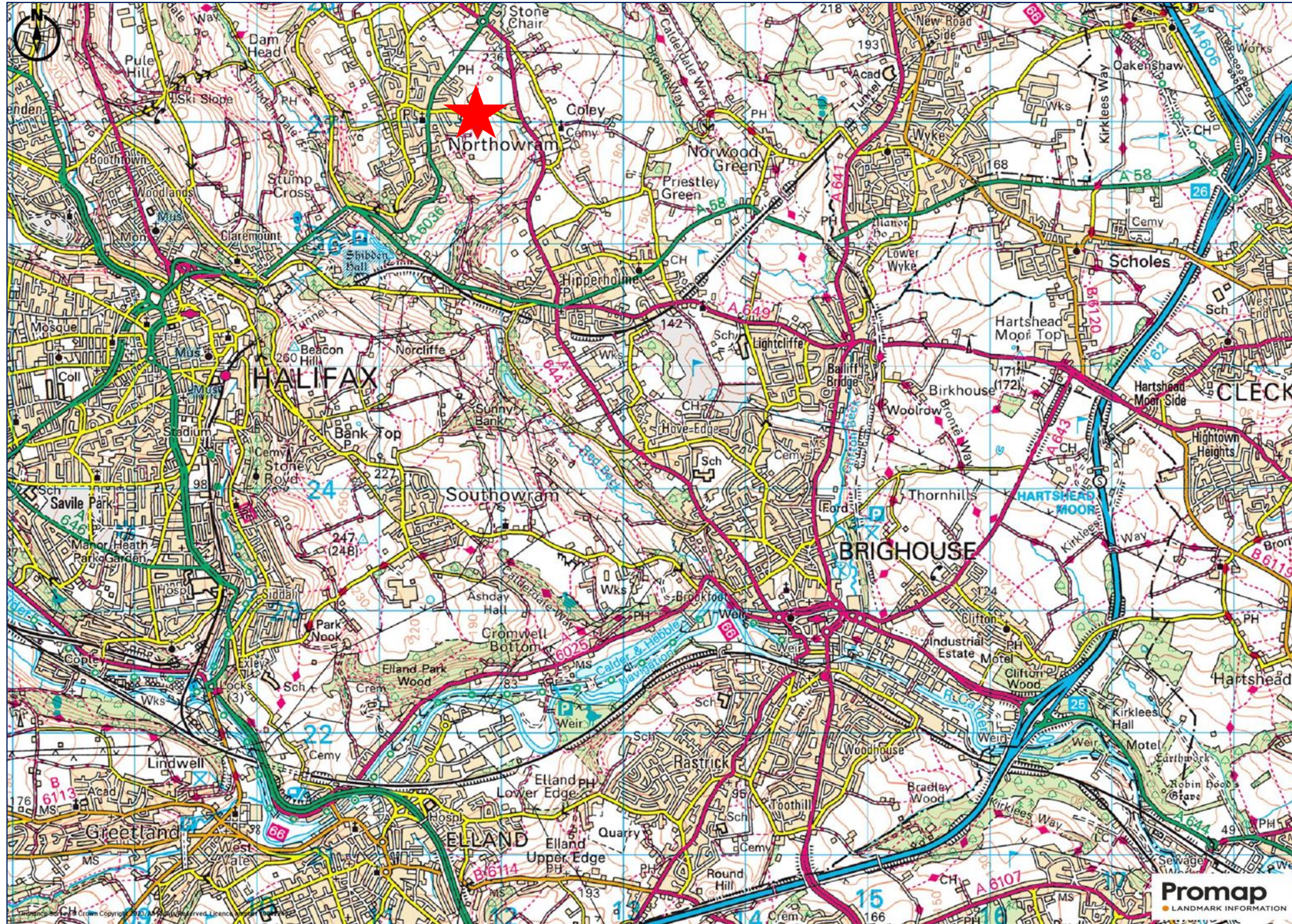
The deadline for offers is **Midday on Monday 4<sup>th</sup> December 2023**. Offers should be submitted to Kirsty O'Donnell at [kiodonnell@savills.com](mailto:kiodonnell@savills.com) and Sophie Sismanovic at [sophie.sismanovic@savills.com](mailto:sophie.sismanovic@savills.com)

## VIEWING

Viewing of the site can be undertaken from the site boundaries. Should you wish to walk the internal boundaries, then please contact Sophie Sismanovic.



# Westercroft Lane, Northowram, HX3 7ER



## Important Notice

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Marketing Particulars: November 2023