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DAVID HILL



0.785 Hectares (1.94 Acres) Old Town Hebden Bridge HX7 8SW

AS A WHOLE OR IN LOTS

Two very useful productive meadows, each with frontage and separate access to Parrock Lane, adjoining residential dwellings to the east.

Conveniently located in the popular village of Old Town just 1 mile north of Hebden Bridge.

Guide Price £40,000 for the Whole

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Hebden Bridge 1.5 miles • Todmorden 6 miles • Halifax 8 miles • Keighley 11 miles • Huddersfield 14 miles • Bradford 15 miles

Location

The land is situated off Parrock Lane opposite the village recreation ground on the edge of the small village of Old Town. The larger vibrant town of Hebden Bridge lies about 1.5 miles to the south between the larger centres of West Yorkshire and east Lancashire.

Description

The land extends in total to about 0.785 hectares (1.94 acres) comprising two individual meadows each with separate roadside access from Parrock Lane but with a connecting gate that links them.

The boundary structures are traditional dry stone walls with the external boundaries being in reasonable stock proof condition. The internal boundary separating the two parcels contains a number of gaps that will require repair if the fields are sold separately.

There is a natural spring water supply located within the smaller of the two fields.

Planning

The land is designated as Green Belt and a Special Landscape Area in the current Calderdale Local Plan with a presumption against development.

Development Overage

The land is sold subject to a development overage clause that will entitle the vendor and their successors in title to 50% of any uplift in value generated by the grant of planning permission. The overage clause will be for a term of 25 years.

Tenure

Freehold. Vacant possession on completion.

Viewings

The land can be viewed during daylight hours without need for an appointment. Please take a printed set of sales particulars with you and do not take dogs.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

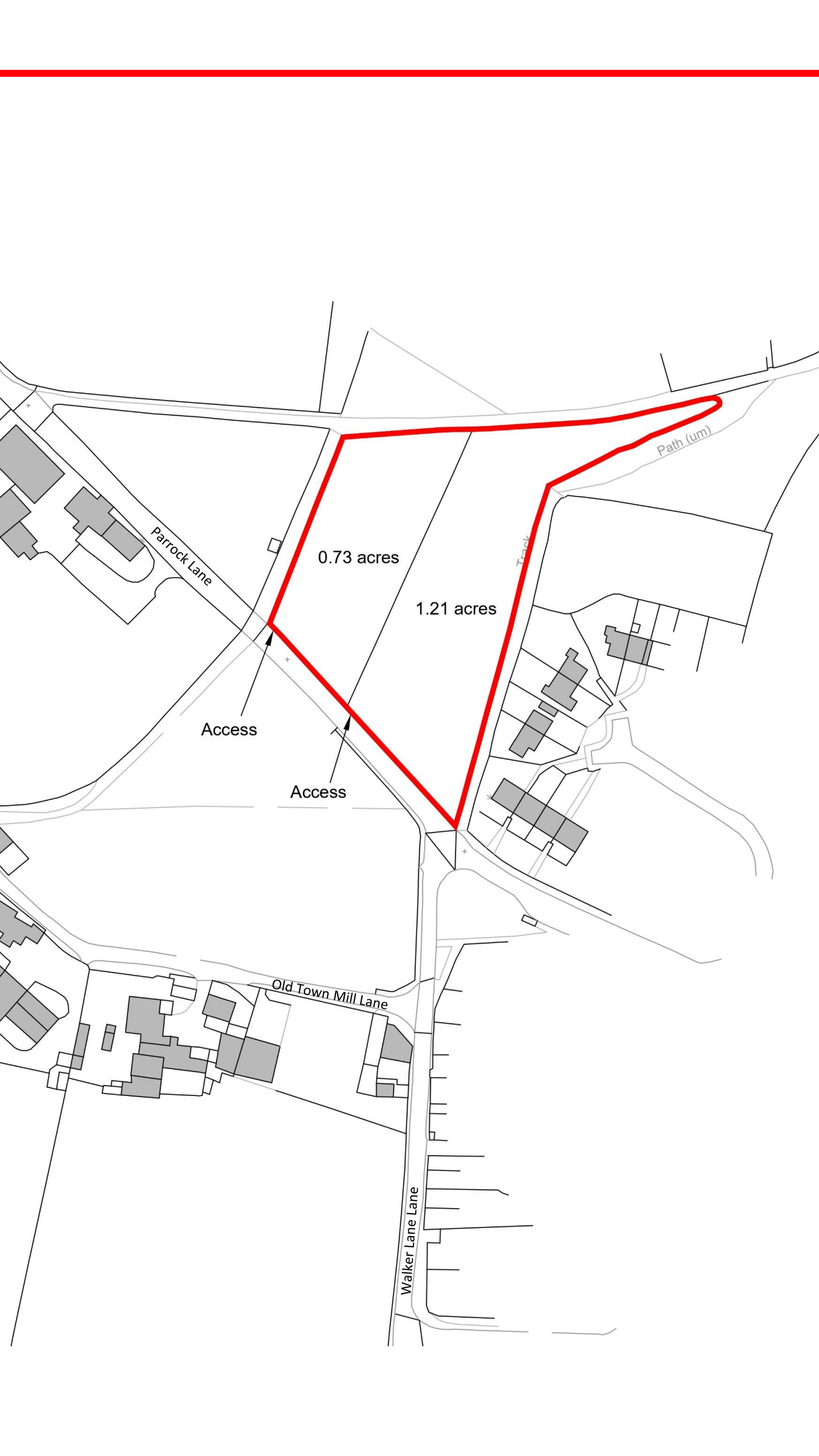
Basic Payment Scheme

The land is registered with the Rural Payments Agency. Future delinked payments based on historic BPS claims are excluded from the sale.

Directions

From Hebden Bridge head north towards Pecket Well on Keighley Road (A6033) for approximately 2km before turning right onto Akroyd Lane signed Old Town & Midgley. Continue on Akroyd Lane (becoming Parrock Lane) for just over 1km where the land can be found on the left. For sale signs have been erected in the two gateways.





Parrock Lane

0.73 acres

1.21 acres

Path (um)

Trunk

Access

Access

Old Town Mill Lane

Walker Lane Lane

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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