



## LAND OFF OF ROWLAND LANE ROWLAND LANE

HEBDEN BRIDGE, HX7 8DW

£295,000  
FREEHOLD

\*DISCLAIMER - The imagery of this land is a section of a larger plot. Please enquire to Monroe Land & New Homes for exact title details\*

Set on the peaceful outskirts of Hebden Bridge, this appealing parcel of land offers a rare opportunity to acquire a site with exciting potential, offered unconditional or subject to planning.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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