

01756 795621
www.david-hill.co.uk

DAVID HILL



10.648 Hectares (26.31 Acres) Old Town Hebden Bridge HX7 8SW

AS A WHOLE OR IN LOTS

A valuable block of productive south facing meadow and pasture with some steeper sloping grazing land and scrub providing a variety of habitats.

Conveniently located on the southerly edge of Old Town just 1 mile to the north of Hebden Bridge.

Guide Price £235,000

10.648 Hectares (26.31 Acres) Old Town Hebden Bridge HX7 8SW

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 on the southerly edge of Old Town having two separate points of access via rights of way from Old Town Mill Lane in the north and Walker Lane to the east. The larger vibrant town of Hebden Bridge lies about 1.5 miles to the south, beyond which are the larger centres of West Yorkshire and east Lancashire.

Description

This valuable and productive block of land extends in total to approximately 10.648 Hectares (26.31 Acres) but having two separate points of access does offer scope to subdivide into smaller more manageable lots.

The land will be of obvious interest to commercial farmers and adjoining land owners but will also appeal to those with equestrian interests and those with an interest in conservation and the environment.

The principal point of access is to the north west corner of the land via a track from Old Town Mill Lane running down the side of the mill development and bearing left into the land.

The second point of access is to the east off Walker Lane across the front of the terraced cottages that make up Club Houses, leading into the walled track forming part of the land.

The land is served by natural water supplies with boundary structures being traditional dry stone walls. Repairs will be required to the boundary walls depending on the eventual lotting.

The land is crossed by public footpaths which are indicated on the sale plan.

Planning

The land is designated as Green Belt 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

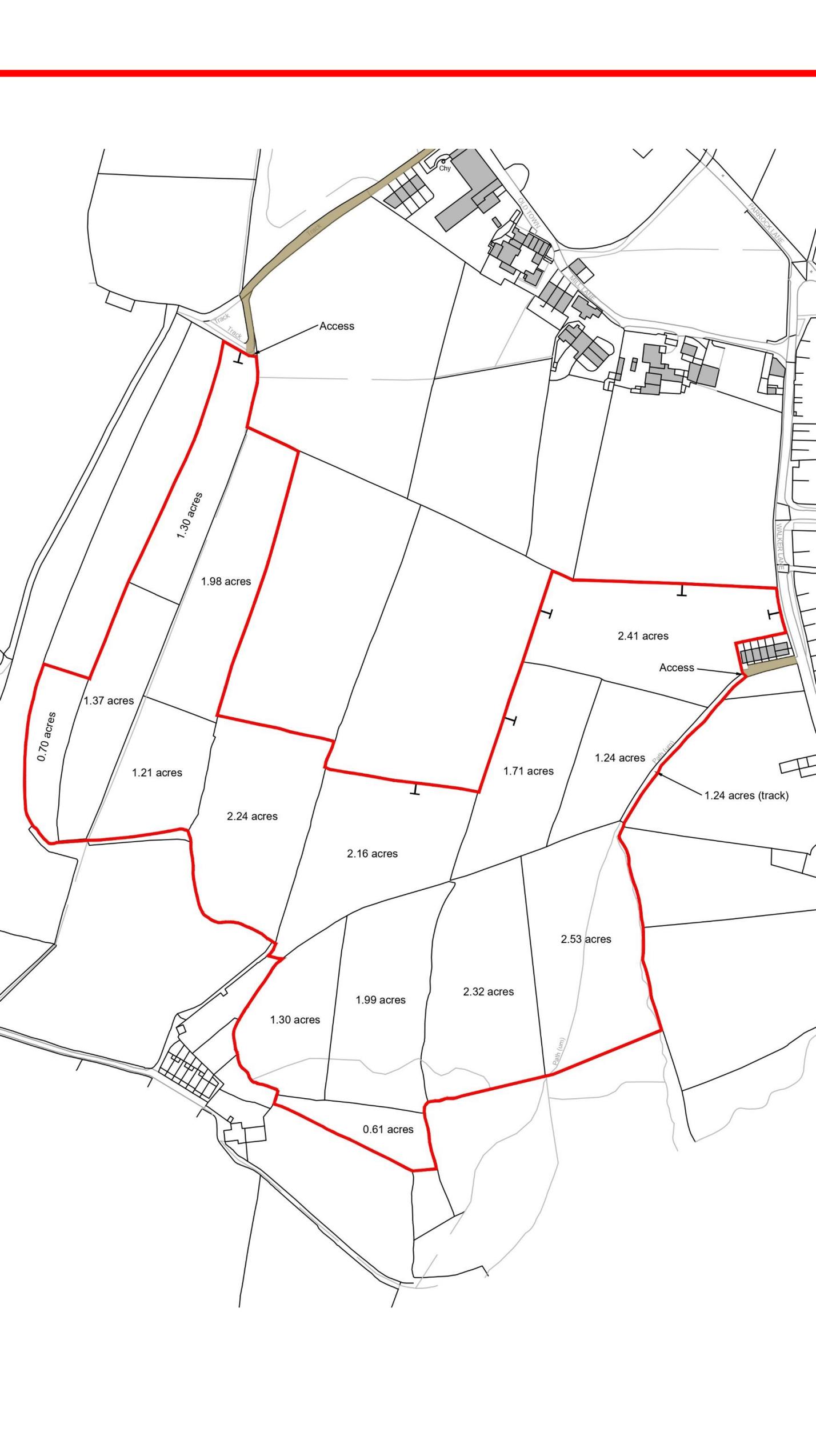
The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

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 to where it becomes Parrock Lane and turn right onto Old Town Mill Lane where the principal access can be found on the right after about 200 metres immediately before the mill development. For the second access, continue to the end of Old Town Mill Lane to the 'T' junction with Walker Lane and turn right. Continue down Walker Lane for about 190 metres turning right immediately in front of the terrace cottages (Club Houses) to the gated track which forms part of the land. David Hill for sale signs have been erected.





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

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

