



**Land off Townfield Lane
Heptonstall
Hebden Bridge**

Land off Townfield Lane, Heptonstall, Hebden Bridge, HX7 7NH

Circa 9.25 acres (3.74 hectares) of productive meadow and pasture land

Guide Price: £75,000 for the whole

DESCRIPTION

An exciting opportunity to purchase land on the edge of the village of Heptonstall. Comprising of three meadows and a strip of pasture land situated in an east facing elevated position overlooking the valleys beyond.

BOUNDARIES & SERVICES

The land is bounded with a mixture of dry stone walls and stock fencing. Water is supplied from a spring which is piped from adjacent land and it is understood that there is mains water within close proximity. Should a new connection be applied for then the Vendor agrees to provide the appropriate wayleaves and/or easements over any retained land. None of the services have been tested and interested parties should satisfy themselves as part of their due diligence.

BPS AND STEWARDSHIP SCHEMES

All the land is registered with the Rural Payments Agency and the Vendor has claimed the Basic Payment for the 2023 scheme year and will retain all de-linked payments. There are no stewardship schemes affecting the land.

OVERAGE

Field 7932 is sold with an overage clause of 50% of any uplift in value for a period of 25 years from the date of sale should planning permission be granted for residential development in any part of the field.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There are Public Footpaths close to the land including along Townfield Lane and interested parties should familiarise themselves with the location of these and how they may affect their intended use of the land.

ACCESS

The land is accessed off Townfield Lane from the centre of Heptonstall. There are gates into the fields off the lane as well as gates in the internal dividing walls.

VIEWING

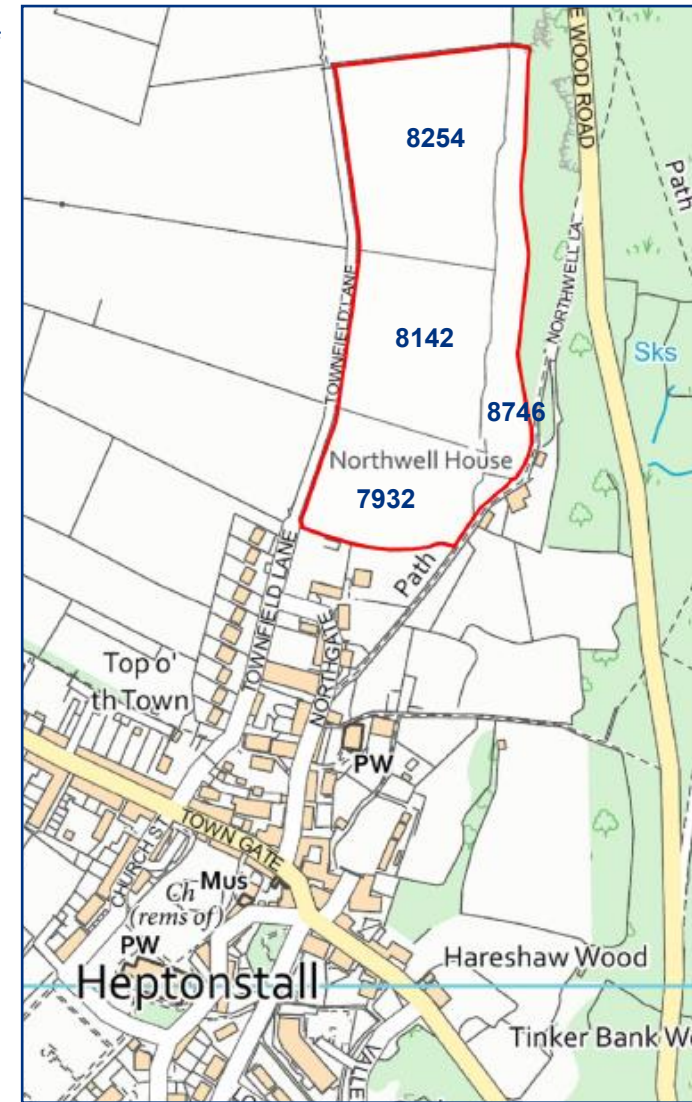
The land may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to David Claxton or Owain Turvill on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk
owain.turvill@wbwsurveyors.co.uk

Details Prepared April 2024



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