



Land off Oak Lane Triangle



Land off Oak Lane, Triangle Sowerby Bridge, HX6 3DS

Pasture land extending to approx 6.2 acres
(2.50 hectares)

Guide Price: £75,000

DESCRIPTION

This block of pasture land is available for sale and, presents a number of opportunities. The land is available as a whole although consideration may be given to selling it in parts subject to interest and matched bids on the remaining land. The land presents a number of opportunities including private recreational uses or environmental enhancement for wildlife subject to all necessary consents.

BOUNDARIES AND SERVICES

The land is bounded by drystone walls. There is a natural water supply on the land but this has not been tested and interested parties should ensure they satisfy themselves of its condition as part of their own due diligence.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a public footpaths that crosses the land and interested parties should familiarise themselves with its location and how it may affect their intended use of the land.

OVERAGE

The land is sold subject to an overage clause of 50% of any uplift in value for a period of 25 years from the date of the sale and includes any development other than agricultural by the future owners.

TENURE

The land is sold freehold and vacant possession will be given upon completion.

ACCESS

There are existing gateways off Oak Lane. Subject to planning approval it may be possible to create alternative accesses to adjacent highways and interested parties should make their own enquiries to the local planning department.

PLANNING

The land is located within the Calderdale Council area.

Planning enquiries should be directed to

Calderdale Council
Princess Buildings
Princess Street
Halifax
HX1 1TS

01422 392237

Planning.applications@calderdale.gov.uk

VIEWING

The land may be viewed at any reasonable time during daylight hours upon receipt of these sales particulars. Viewing is entirely at your own risk.

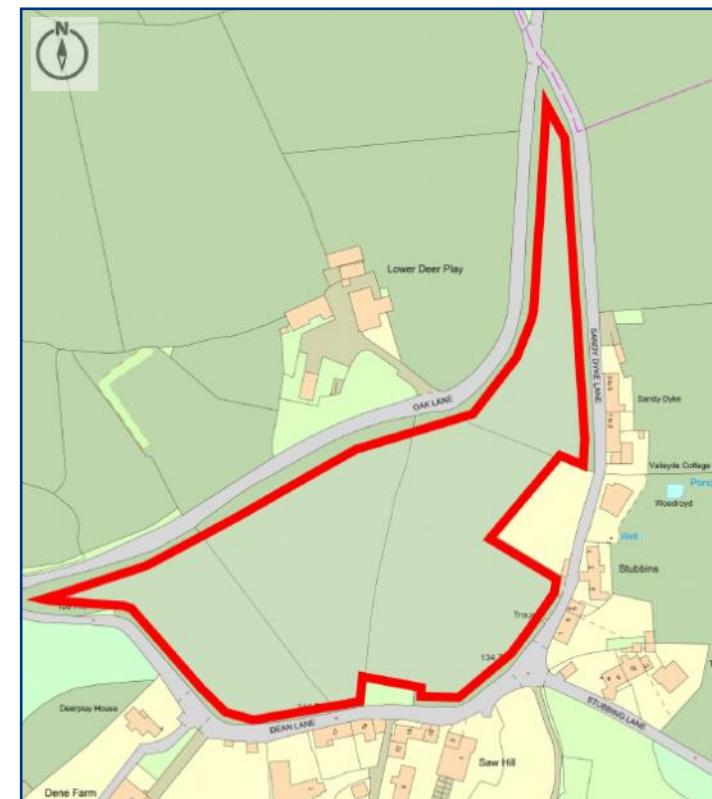
WHAT3WORDS

///spring.flops.costly

OFFERS AND ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to conclude the sale by any appropriate means. For further information or to make an offer please contact David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details Prepared: March 2025



Not to scale - for identification purposes only

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.