



**Birks Wood
Wainstalls**

Birks Wood, Wainstalls, Halifax, HX2 7UN

Mature wood and pastureland extending to
approx 6.9 acres (2.79 hectares)

Guide Price: £100,000

DESCRIPTION

This characterful block of land is available for sale and presents a number of opportunities including continued use in agriculture, private recreational use, environmental enhancement and wildlife conservation subject to any necessary consents.

Interested parties will be attracted to the stream that previously served local watermills, areas of grassland with views across the valley beyond and the mature woodland together with a variety of flora, fauna and native wildlife.

BOUNDARIES AND SERVICES

The land is bounded by drystone walls and the water supply is from the natural stream that passes through the land.

WAYLEAVES, EASEMENTS & 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 that cross the land and interested parties should familiarise themselves with their locations and how they may affect their intended use of the land.

TENURE

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

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

ACCESS

Vehicle access is off Kell Lane to a gate in the north-east corner of the land shown green on the plan which leads to a historic trackway within the land. Interested parties are asked to drive through the gate and not park on the driveway. Pedestrian access is off Saltonstall Lane near the Cat l'th Well. Stone steps lead you up into the land with the stream on your left. The public footpath runs part way up the south-east boundary of the land.

VIEWING

Interested parties are asked to register their interest with the selling agent before viewing the land. 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.

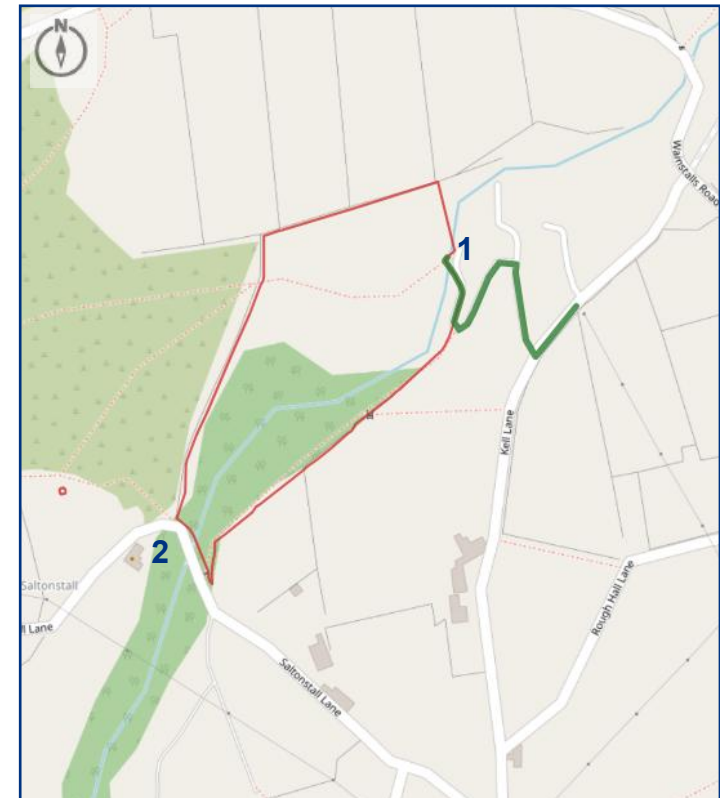
WHAT3WORDS

1. Vehicle access - ///award.yours.captions
2. Pedestrian access - ///skunks.snoozing.shackles

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: September 2025



Not to scale - for identification purposes only



Skipton Auction Mart
Gargrave Road
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BD23 1UD
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