



Land off Stocks Lane

Halifax

Land off Stocks Lane, Halifax, HX2 7RL

Agricultural meadow and pasture land extending to approx. 1.24 ha (3.06 acres).

Guide Price: £50,000

DESCRIPTION

An opportunity to purchase a block of productive farmland in a rural location yet close to town of Halifax and surrounding conurbation. Access is provided off Stocks Lane and the land benefits from a southerly aspect. The land is bounded by a mixture of drystone walls and fences which will require some improvement but are largely stock proof.

Water is from a mains supply and a water trough is located in the north west corner of the land. The land presents a number of opportunities including continued use in agriculture, equestrian, recreational use or for environmental and conservation purposes subject to any necessary consents.

ACCESS

Access to the land is directly off Stocks Lane via a track that climbs into the field. Interested parties should familiarise themselves with the access and ensure it meets their requirements prior to making an offer.

WHAT3WORDS

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OVERAGE

The land is sold subject to an overage for any change of use or development other than agricultural. The Vendor and their successors shall be entitled to 50% uplift in value generated from the grant of planning permission for a period of 25 years from the date of this sale.

VIEWING

Interested parties are asked to register their interest with the agent prior to viewing the land and then to do so at their own convenience in daylight hours once in receipt of a copy of these particulars. Viewing is entirely at your own risk.

TENURE

The land is sold Freehold and vacant possession will be granted upon completion of the sale.

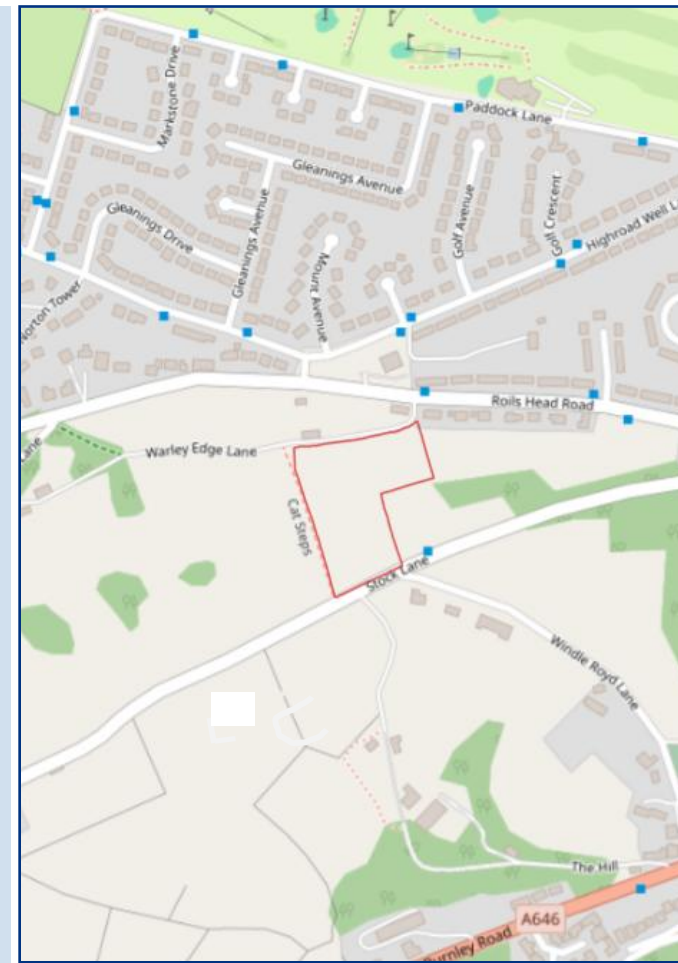
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 and interested parties should familiarise themselves with their location and how they may affect their intended use. It is to be noted that there is a third party septic tank located in the north west corner of the land which serves privately owned properties close by.

OFFERS & ENQUIRIES

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage in the marketing process. To make an offer or raise any queries, please speak to David Claxton on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details prepared: September 2025



Not to scale—for identification purposes



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