



Land at Brearley
Luddenden Foot, Halifax

Land at Brearley

Luddenden, Halifax HX2 6JB

18.05 acres (7.30 hectares) of meadow and pasture available as a whole or in four lots.

Guide Price: £345,000

LOT 1 (shown edged red)

Guide Price: £100,000

Two parcels of meadow extending to 3.49 acres (1.41 ha) bound by drystone walls. Access to the land is off Brearley Lane.

LOT 2 (shown edged green)

Guide Price: £100,000

Two parcels of meadow extending to 6.74 acres (2.73 ha), accessible off Blind Lane, running down to the River Calder.

LOT 3 (shown edged yellow)

Guide Price: £95,000

Two parcels of meadow and pasture extending to 5.20 acres (2.10 ha), accessible off Brearley Lane and bound by drystone walls.

LOT 4 (shown edged blue)

Guide Price: £50,000

Single parcel of meadow extending to 2.62 acres (1.06 ha). Accessible off Brearley Lane and bound by drystone walls. The hatched area has been occupied by the neighbouring farmer and will be cleared and returned to field upon completion.

BOUNDARIES & SERVICES

All of the land is bound by walls, fences and hedges. Each Lot benefits from water from a well. The water connection has not been tested and interested parties should satisfy themselves with the supply. There is no electricity connection on the land.

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.

VIEWING

Viewing is strictly by appointment only, please contact the selling agent to arrange this. Viewing is entirely at your own risk.

WHAT 3 WORDS

///huddling.cycled.fabric

TENURE

The land is held freehold and vacant possession will be granted on completion of the sale.

OFFERS AND ENQUIRIES

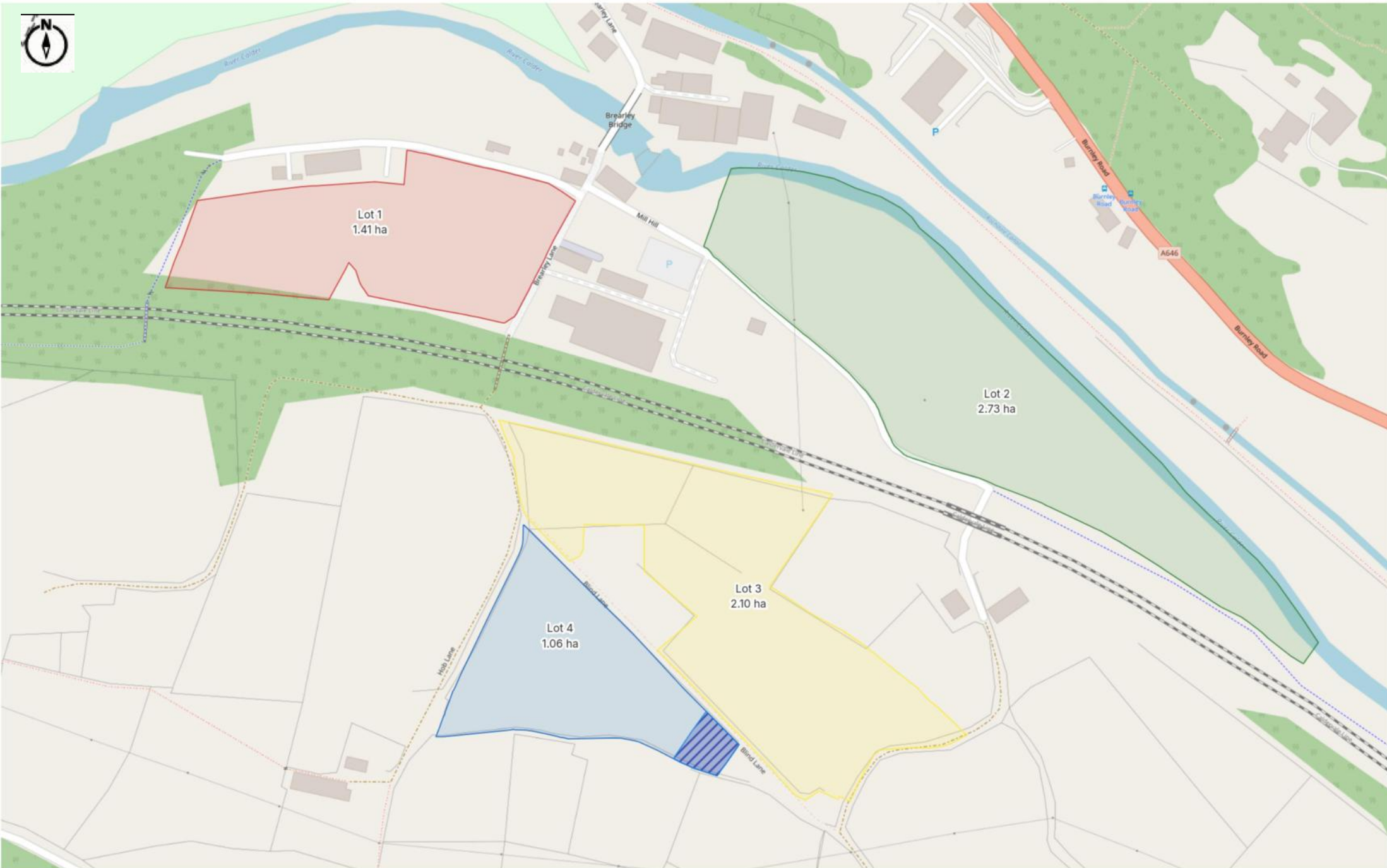
Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to Joanna Townley on 01756 692900 or by email joanna.townley@wbwsurveyors.co.uk

SOLICITORS DETAILS

Lisa Murgatroyd
Ramsdens Solicitors
Oakley House
1 Hungerford Road
Edgerton



Plan of the Land



Not to Scale

Land at Brearley, Luddenden Foot, Halifax

Available as a whole or in four lots, the land offers a fabulous opportunity to obtain an attractive block of land in a secluded area.



Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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