



'Cliftonville Farm', Land Stanage Lane, Shelf, Halifax, West Yorkshire, HX3 7PR Auction Guide £995,000

FOR SALE BY THE MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION. STARTING PRICE £995,000 PLUS RESERVATION FEES APPLY

A fantastic opportunity, occupying a prime rural location on the outskirts of Halifax - HX3, within the village of Shelf and close to the local amenities, transport links and schools.

The plot extends to approximately 2.03ha (5.02 acres), and offers two separate access points from Stanage Lane & Brackens Lane.

Including an barn in good condition with stalls, boundary fencing to the inner part of land, and dry-stone walling to the outer border.

The land has a power and plumbing supply, neighbours residential properties to one side, and a commercial property to the other.

There is no planning granted on the land, and offers a multitude of potential uses - all buyers would need to do their own due diligence when exploring potential options or uses.

LAND / DRONE



BARN



ENTRANCE / ACCESS



PREVIOUS BUILDINGS



PARTICULARS



Land Registry

Title Number(s)
WY63001

Tenure
Freehold

Last Sold Price
No Recent Sale Found

Local Authority
Calderdale

Conservation Area
No

Floor Area
0 ft² / 0 m²

Mobile Coverage
EE
Vodafone
Three
O2

Satellite / Fibre TV Availability
BT
Sky
Virgin

Last Sold Date
No Recent Sale Found

Council Tax
Not Found

Flood Risk
Very Low

Plot Size
5,02 Acres

Broadband
Basic
Superfast
Ultrafast

12 Mbps
30 Mbps
1000 Mbps

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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