



Land off Wicking Lane, Soyland

Guide Price £100,000

A rare opportunity to purchase approximately 9.6 acres of grazing land situated within the sought-after location of Soyland.

VIEWING

Viewing at will but must be viewed from the roadside. Should you wish to walk the land then please contact Charnock Bates directly.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

LOCAL AUTHORITY

Calderdale MBC

DIRECTIONS

From Halifax proceed along the A58 Rochdale Road towards Sowerby Bridge. Continue through Sowerby Bridge on the A58 until reaching Triangle when one should take a right hand turn up Oak Hill to Mill Bank just before the Triangle Inn. Continue to Mill Bank on the Oak Hill Road passing the Mill Bank Pub on the left hand, taking the right fork and proceed passing the School. Continue straight forward until reaching the 'V' fork, following the road to the left continue up the hill towards the Alma Inn. At the top of the hill turn left towards Ripponden. Continue straight before bearing right onto Wicking Lane. Continue to the end of Wicking Lane and the land is situated on the right-hand side indicated by our Charnock Bates signboard.

For satellite navigation- HX6 4NR

IMPORTANT NOTICE

CHARNOCK BATES for themselves and for vendors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, floor plans, metric and imperial dimensions are approximate, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Charnock Bates associates has any authority to make or give any representation or warrant whatever in relation to this property.
- (iv) these particulars do not form part of any offer or contract and must not be relied upon.



HALIFAX

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RIPPONDEN

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t 01422 823777

HUDDERSFIELD

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Huddersfield HD1 5LG
t 01484 903000