

Charnock Bates 



• Land South of Johns Folly • Butterworth End Sowerby Bridge

The site extends to approximately 3.5 acres (1.41 Hectares) in total, and comprises grazing land including the area allocated for the construction of the agricultural storage building, sloping from east to west and having a tarmac access leading directly from Butterworth End Lane. The current owners have also connected electricity supply to the site. Please note there is spring water to the site with mains located nearby.

Location

The site is located between the highly regarded villages of Norland to the north and Barkisland to the south. Norland is a historic rural village dating back to the 13th century, located to the south of Sowerby Bridge in the Borough of Calderdale. Centrally positioned within the South Pennines the area benefits from having excellent commuter links to the northern business centres of Manchester and Leeds with regular connecting train services running from local stations in Sowerby Bridge, Halifax and Mytholmroyd. Excellent road links exist with convenient access to the M62 motorway network.

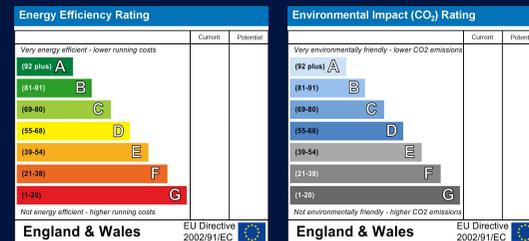
The village is dispersed over a relatively large rural area that is predominantly Green belt and includes a golf course and designated areas of special interest including Norland Moor which extends to approximately 250 acres of heather moorland, ideal for outdoor leisure and equestrian pursuits. A wide

range of local amenities are offered in Sowerby Bridge, including a number of well-established restaurants and independent retailers, whilst the nearby village of Ripponden on the River Ryburn provides many smaller retailers along with a Co-op store.

Planning

Planning consent has been granted for the construction of an agricultural storage building to the east of the site just off Butterworth End Lane. The building as proposed would measure 18m(L) x 9m(W) x 7.20m(H) and full details of the planning consent can be viewed via the planning portal at www.calderdale.gov.uk/ quoting reference: 20/00495/FUL.

The site may offer future residential development opportunity, although any prospective purchasers should make their own enquiries as to any potential residential consent with the relevant planning department.



HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

