

Charnock Bates

The Country, Period and Fine Home Specialist



Agricultural Land For Sale

at Long Causeway
Blackshaw Head
HX7 7JB



- ▼ Agricultural/grazing land totalling approximately 23 acres
- ▼ Offered in four separate plots
- ▼ An exceptionally rare opportunity to acquire land within this rural location
- ▼ View at will

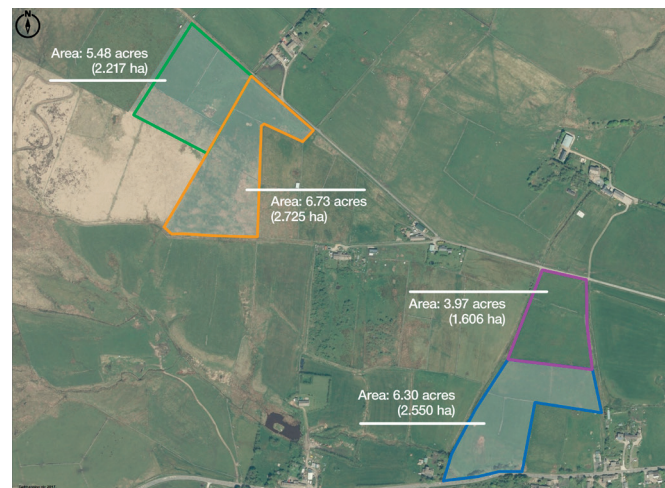


Location

Set within the rural Colden Valley in the South Pennines which is part of the Calder Terrace moorland fringe and upland pasture framed by the moorland tops, Noah Dale, the wooded Colden and Jumble Hole Cloughs. The Upland settlement of Blackshaw Head sits on a high moorland plateau on the border with Lancashire. The well-known market town of Hebden Bridge is located approximately 3 miles to the east.

Description

A rare opportunity to purchase grazing/agricultural land within this stunning rural setting above Hebden Bridge. The total land offered for sale extends to approximately 23 acres and is split into four separate parcels, each having separate access from either The Long Causeway, Burnt Edge Lane or Moorcock Road. The land is allocated as a Special Landscape Area on the local Calderdale UDP, with sections of the land also allocated as a Wildlife Corridor.



Prices

Plot	Acres	Hectares	Guide Price
1 (Green)	5.48	2.217	£60,000
2 (Orange)	6.73	2.725	£80,000
3 (Pink)	3.97	1.606	£50,000
4 (Blue)	6.30	2.550	£75,000
Total Area	22.97	9.296	–

Tenure

The Freehold interest in the property is being offered For Sale.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

Viewing

For more information or to book a viewing please contact the sole selling agents:

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