

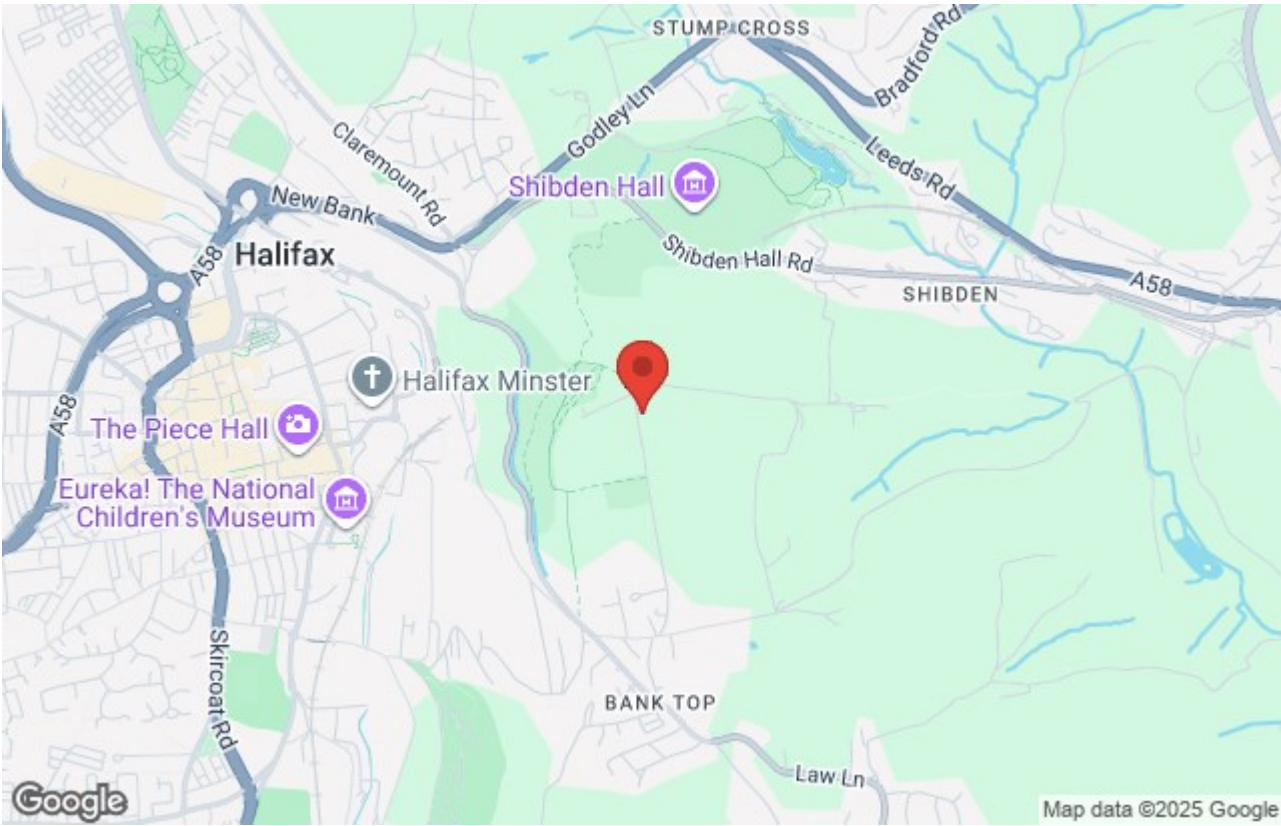


Eacon Hill
Trig Point

Land off Long Lane Southowram, Halifax, HX3 9UD
£120,000

bramleys

The land, extending to approximately 5.1 acres (title plan WYK521543), enjoys a peaceful rural setting, accessed via an unmade roadway. Gently undulating in nature, the site offers open views and a sense of seclusion. Situated adjacent to Long Lane, the plot also includes timber-clad buildings. The land lies within the Green Belt, and as such, is offered for sale without development potential, making it ideally suited to agricultural, equestrian, or amenity use (subject to any necessary consents).



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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