

# FOR SALE BY AUCTION

**Land of Copsy Nook Lane  
Cragg Vale  
Halifax  
HX7 5TX**

- Prime agricultural grazing land
- 7.57 acres (3.06 hectares)
- Stock proofed with gated road access

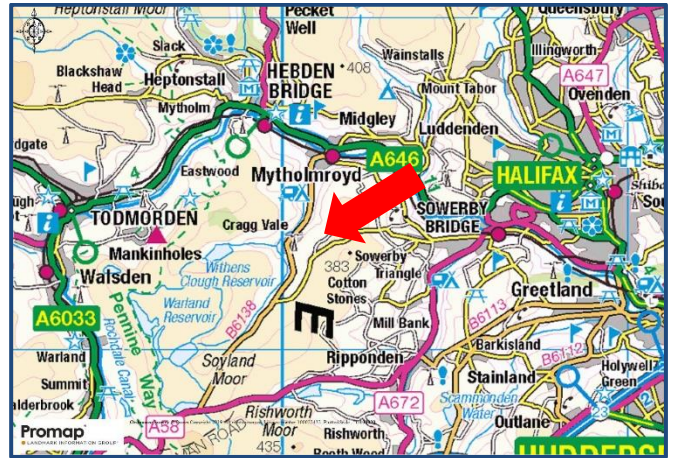


Please note: Site Plan is for I.D purposes only. Please refer to legal pack for title plan.  
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# FOR SALE BY AUCTION

Land at Copy Nook Lane  
Cragg Vale, Halifax, HX7 5TX

- Prime agricultural grazing land
- 7.57 acres (3.06 hectares)
- Stock proofed with gated road access



## Location

The parcel of land is located at Copy Nook Lane in a rural position a short drive from Cragg Vale village centre, and approximately 2 miles south of Mytholmroyd.

## Description

A substantial parcel of gently sloping land, suitable for grazing and agricultural uses. The land slopes westwards away from the gated frontage off Copy Nook Lane.

## Site Area

7.57 acres (3.06 hectares)

## Services

Please refer to legal pack.

## Planning

For all planning enquiries contact Calderdale Council Planning Services on 01422 392237

## Tenure

Freehold with vacant possession.

## Solicitors

Finn Gledhill Solicitors  
1-3 Harrison Road  
Halifax  
HX1 2AG

Contact: Marc Gledhill  
Tel: [Marc.Gledhill@finngledhill.co.uk](mailto:Marc.Gledhill@finngledhill.co.uk)  
Email: 01422 330000

## Viewing

For viewing arrangements please contact the agent:

**Ross Thornton**  
Direct Line: 01484 477600  
Email: [ross.thornton@walkersingleton.co.uk](mailto:ross.thornton@walkersingleton.co.uk)

## Guide Price

**£70,000 - £80,000**

## Auction Venue

The Cedar Court Hotel, Ainley Top, Huddersfield HD3 3RH  
Date: 24<sup>th</sup> October 2019.

### IMPORTANT NOTICE TO BIDDERS

If you intend to bid at the auction you **MUST** provide two forms of identification. Passport or Drivers Licence **AND** proof of current address. A bidder number will not be provided without satisfactory forms of I.D.

Ref: 39482/Feb 19



Oak House, New North Road, Huddersfield, HD1 5LG

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