



RECREATIONAL LAND

FOR SALE

Land off Longfield Road / Crossley Street
Todmorden
OL14 6NQ

Size: 1.24 acres approx

- **Various potential uses for this wooded site with a boundary to the Rochdale Canal and overlooking Todmorden.**
- **The land in part is reasonably level and banks down to the canal.**
- **An attractive location.**

LOCATION

The land is situated just off Longfield Road and accessed via Crossley Street. Longfield Road connects with the A6033 Rochdale Road. Todmorden town centre is within walking distance and the property fronts the Rochdale Canal.

DESCRIPTION

A steeply banked piece of land in part with a footpath through the site towards the southern boundary. The site is surrounded by residential properties and has potential for possibly leisure i.e. holiday cabins or residential subject to obtaining the necessary planning consent. The site is shown on the attached plan and includes two parcels of land.

SERVICES

We would advise that mains services are available to Longfield Road, however interested parties must satisfy themselves as to the exact position and adequacy if development is anticipated.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority and all enquiries should be directed to Calderdale Council 01422 288002

TENURE

We are advised that the site is freehold.
Title No. WYK721863.

SITE INVESTIGATION

There is a footpath running through the site which does allow access to the site.

PRICE

Offers considered.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

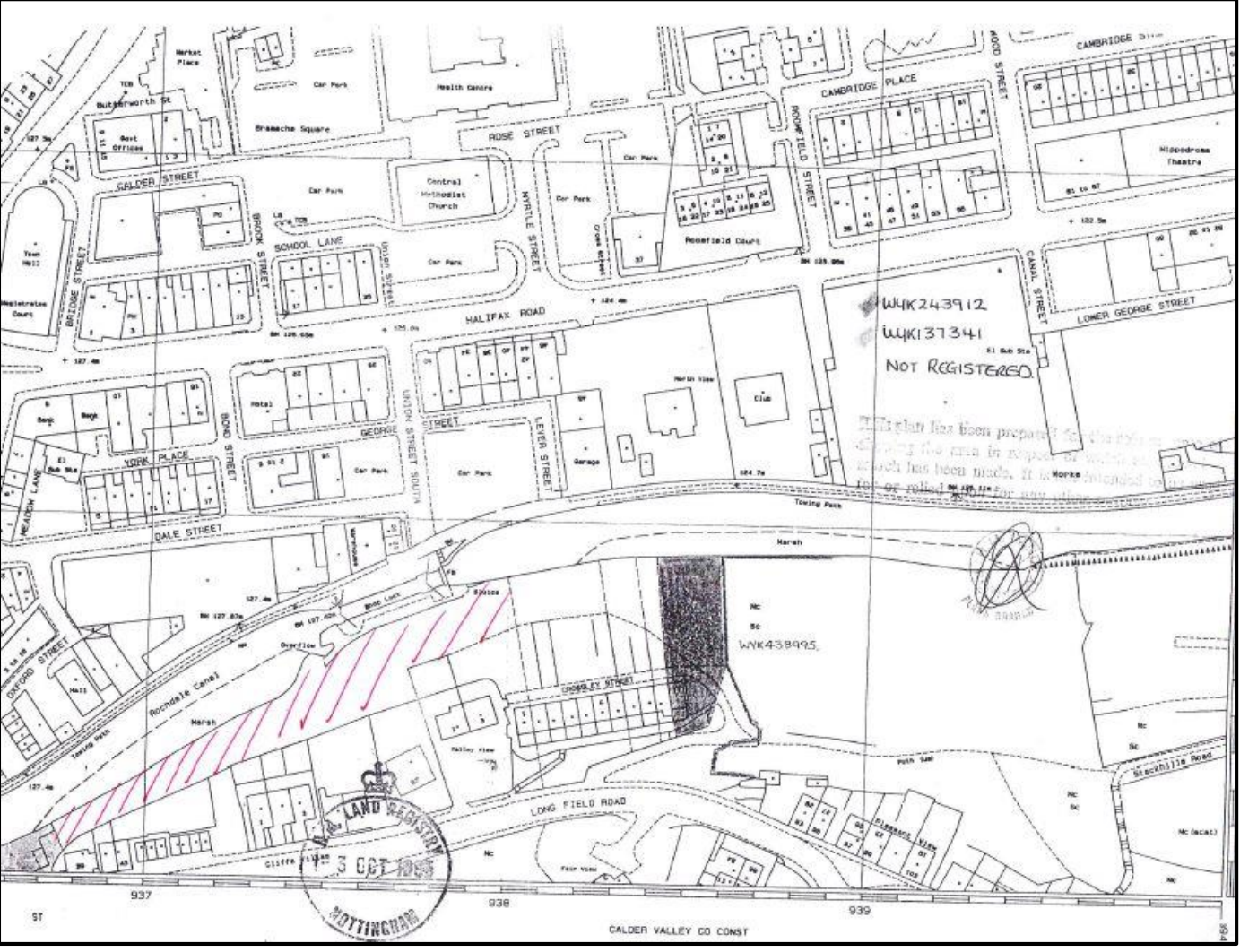
VIEWING

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H.M. LAND REGISTRY		TITLE NUMBER WYK438995	
ORDNANCE SURVEY PLAN REFERENCE	SD 9324	SECTION C	Scale 1/1250 Enlarged from 1/2500
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TODMORDEN PARISH			

