

FOR SALE BY AUCTION

Land Opposite Travellers Cottages
Steep Lane, Sowerby
Sowerby Bridge
West Yorkshire
HX6 1PE

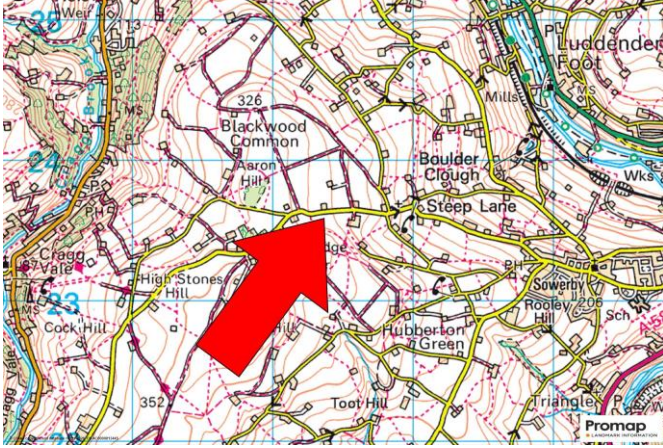
- Flat, regularly-shaped plot of land
- Site area of 1.329 acres (0.538 hectares) approx.
- Former car park site (i.e. “brownfield”)
- Pleasant rural location
- AUCTION DATE: 23rd July 2026



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Location

Sowerby is a village within the Metropolitan Borough of Calderdale, in West Yorkshire, contiguous with the market town of Sowerby Bridge, and approximately 4 miles west of Halifax.

The area, generally, has good road links to the wider West Yorkshire area and East Lancashire, primarily via the A646 Burnley Road and the A58 Rochdale Road, whilst Sowerby Bridge Railway Station provides rail access to Halifax, Leeds and Manchester.

The subject land is situated a short distance to the north-west of the village, with significant frontage to Steep Lane, directly opposite the "Traveller's Cottages" development.

Description

The property comprises a regular-shape plot of land, historically used a car park for the former Travellers' Rest public house.

The land extends to approximately 1.329 acres (0.538 hectares) and is largely flat with some undulation. The surface is mostly grassed, with some areas of stone chippings and a concrete-surfaced entry area. The land is bounded by dry stone walling.

To the southwest corner of the land is a small ground-bedded water tank, which serves the cottage development (former pub) opposite, and over which rights will be reserved in favour of the owners of the cottages.

Services

Please refer to the legal pack.

Tenure

The property is held freehold on title number WYK110294, details of which are available within the legal pack.

Planning

The Calderdale Local Plan, adopted 22 March 2023, is the statutory Development Plan for the Calderdale district. Within this plan, the property is designated within Green Belt.

Guide Price

£95,000 - £125,000

Terms

The freehold property is offered for sale via auction with vacant possession.

VAT

The price quoted is exclusive of VAT (if applicable).



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4b Cartwright Court, Dyson Wood Way, Bradley Business Park, Bradley, Huddersfield, HD2 1GN

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Solicitor

Ramsdens Solicitors
Oakley House
1 Hungerford Road
Edgerton
Huddersfield
HD3 3AL

Contact: Eve Sellens
Email: eve.sellens@ramsdens.co.uk
Tel. 01484 558070

Viewing

Interested parties are advised to enter on to the land with caution. Walker Singleton, nor the vendor accept any liability for loss or injury whilst on the land. All parties enter entirely at their own risk.

For more information, or to assist with viewings, please contact the agents:

Phil Deakin

Tel. **01484 477600**
Email: phil.deakin@walkersingleton.co.uk

Chris Taylor

Tel. **01484 477600**
Email: chris.taylor@walkersingleton.co.uk

Auction Information

The land is offered for sale, by on-line auction, on Thursday 23rd July 2026.

The lot carries a buyer's administration fee of £950 + VAT. This will be chargeable upon the fall of the electronic gavel.

The buyer must reimburse the seller's search fee cost of £616.32 inclusive of VAT, as stated in the 'special conditions' at 6.1.

IMPORTANT NOTICE TO BIDDERS If you intend to bid at the auction, you **MUST** provide one form of photographic identification (e.g. passport or driving licence) **AND** two proof-of-current-address documents (e.g. utility bill, bank statement, etc).

Completion Date

In accordance with the Common Auction Conditions (Edition 4), Completion is to be within 20 working days following the fall of the electronic gavel or, if the lot is sold prior to the auction, 20 working days from the date the contract is signed.

Ref: 48631



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