



markwarburton  
CHARTERED SURVEYORS

# FOR SALE

PROPERTY ID: 100-065



**SUBSTANTIAL PLOT OF WELL-LOCATED PASTURE/GRAZING LAND  
WITHIN THE PEAK DISTRICT NATIONAL PARK**

**Site Area of 6 acres, or thereabouts**

**SLADES LANE, POB GREEN, UPPERMILL, SADDLEWORTH,  
OLDHAM, OL3 6AH**

## DESCRIPTION & SITE AREA

The site extends to 6 acres, or thereabouts and is on a gentle slope and is covered in natural grassland and vegetation.

Title Plans showing the extent of the land are included on these particulars.

The property is not assessed for rates.

## SITE LOCATION

The land is located to the southside of Slades Lane which runs off Pobgreen Lane approx. 1 mile from the centre of Uppermill which is accessed off Church Street.

The site is positioned in a secure, quiet, and pleasant rural locality and is convenient for the nearby towns of Oldham and Huddersfield and the surrounding areas of Marsden, Slaithwaite, Meltham and Holmfirth.



### SUMMARY:

Very rare purchase opportunity in hugely popular Saddleworth OL3 postcode

Close to the centre of Uppermill Village and Pots n' Pans Memorial

Of interest for equestrian use, grazing land, amenity etc.

### SITE AREA

Site Area of 6 acres, or thereabouts.

### TENURE

We understand the land is owned Freehold.

### TERMS

The land is offered For Sale at offers in excess £38,000.

### ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.



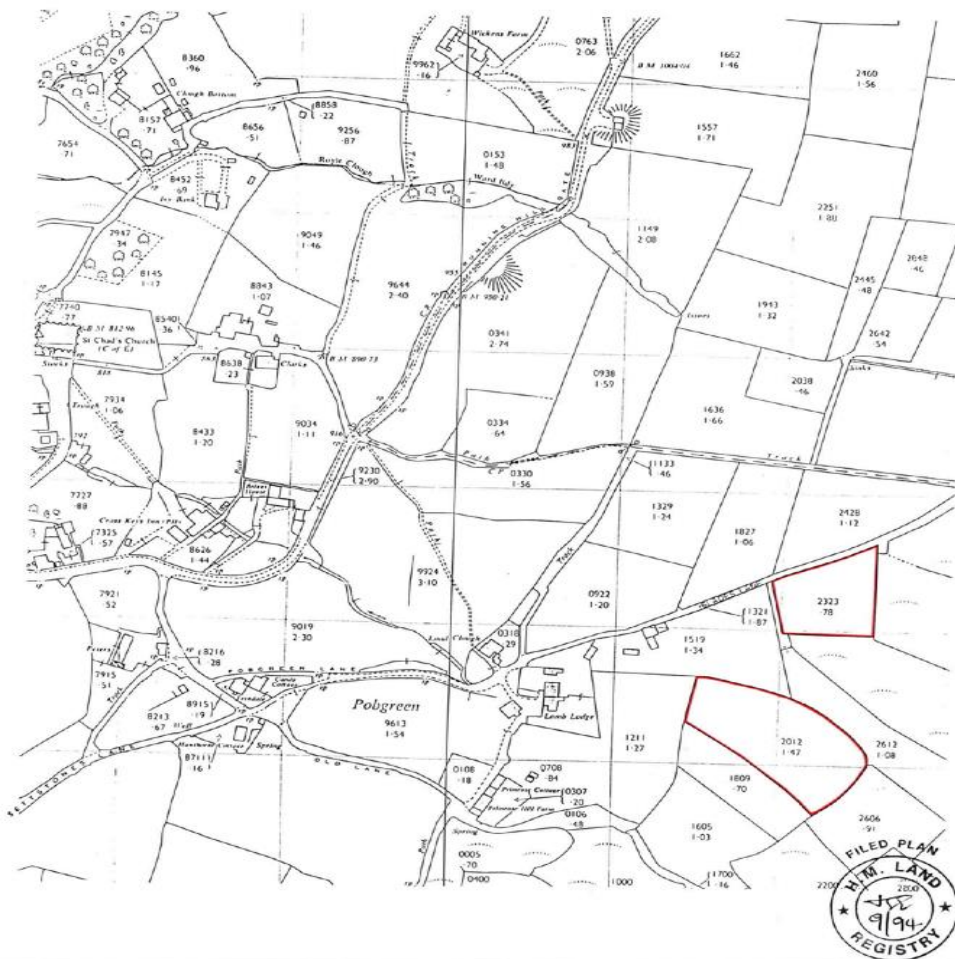
# TITLE PLANS





# H.M LAND REGISTRY

H. M. LAND REGISTRY		TITLE NUMBER <b>GM641438</b>	
ORDNANCE SURVEY PLAN REFERENCE	SE0006/0106	Scale 1/2500	
COUNTY	GREATER MANCHESTER	OLDHAM DISTRICT	© Crown Copyright



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