



FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

As a Whole, 139.82 Acres (56.59 Hectares)

## HONLEY WOODS

Honley, West Yorkshire

**Guide prices from £105,000**

OS Grid Ref: SE116110 Lat/Long: 53.595609,-1.823533 Nearest Post Code: HD9 4HX  
what3words: watch.hatch.choice

### **Selling Agents**

Tustins Chartered Forestry Surveyors  
For further information contact Jack Clegg

Find more woodland properties for sale on our website

## LOCATION

Honley Woods are located between the villages of Meltham and Honley in West Yorkshire, 4 miles north of Holmfirth and 6 miles south of Huddersfield.

All distances are approximate.

## GENERAL DESCRIPTION

Situated in a fantastic location with picturesque views over neighbouring fields to the east, this is an opportunity to purchase a broadleaved woodland at the heart of the local community and forming an important part of the local forest habitat network.

Honley Woods are of ancient origin, thereby indicating they have been under continuous tree cover since before 1600 AD, and are thought to be one of the largest remaining ancient woodlands in West Yorkshire. Ancient woodland can often benefit from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.

Further, the woods are stuffed full of historical and archaeological interests, including earthwork boundaries, cairns and defensive earthworks.

Acquired in the 1970s, several areas within the woods were quarried over the next decade before they were filled in the 1980s and 1990s and have been managed as woodland and open land ever since.

The Lots comprise:-

### LOT 1: Honley Old Wood

**118.04 acres / 47.77 hectares**

**Guide price: £350,000**

Honley Old Wood represents the largest of the two Honley Woods lots and comprises an attractive mix of planted and self-seeded broadleaves, the dominant species of which is oak. Sycamore, beech, cherry, ash and silver birch also feature in varying quantities.

The woodland benefits from an excellent internal track providing vehicular access through much of the eastern half of Honley Old Wood, whilst the remainder of the property is easy to navigate on foot.

The majority of Honley Old Wood is classified as Ancient and Semi Natural Woodland (ASNW) but for a small area on the north-western boundary which is classified as Ancient Replanted Woodland.

There are two areas within the wood which were formerly quarried and have since been filled. These areas are shown hatched on the sale plan. Please note these areas are marked approximately.

Kirklees Council are responsible for all ongoing monitoring of the easternmost area. Accordingly, the Council have the right to enter the property to inspect and monitor the site and to carry out any works to equipment or apparatus on or under the site. Further details can be provided by the Selling Agents on request.

An electricity substation at the centre of the wood is subject to a 60-year lease with Yorkshire Electricity Distribution. The lease commenced July 2003. Further details can be provided by the Selling Agent on request.

## ACCESS AND RIGHTS OF WAY

Honley Old Wood benefits from two access points, shown A and X on the sale plan.

The woodland is sold subject to a right of way with or without vehicles in favour of Kirklees Council over the route shown AB on the sale plan.



### LOT 2: Clitheroe Wood

**21.78 acres / 8.82 hectares**

**Guide price: £105,000**

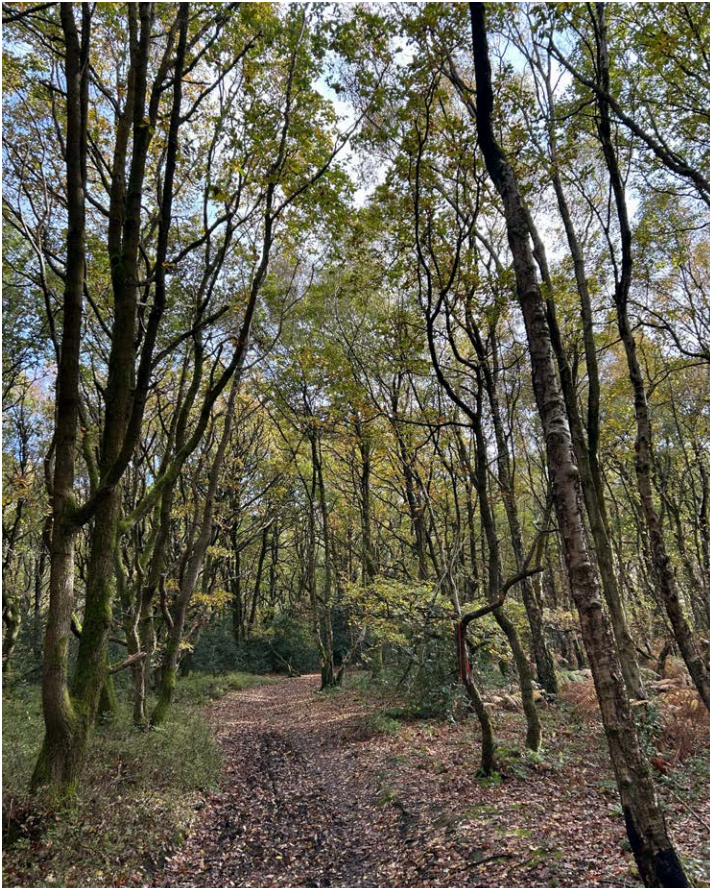
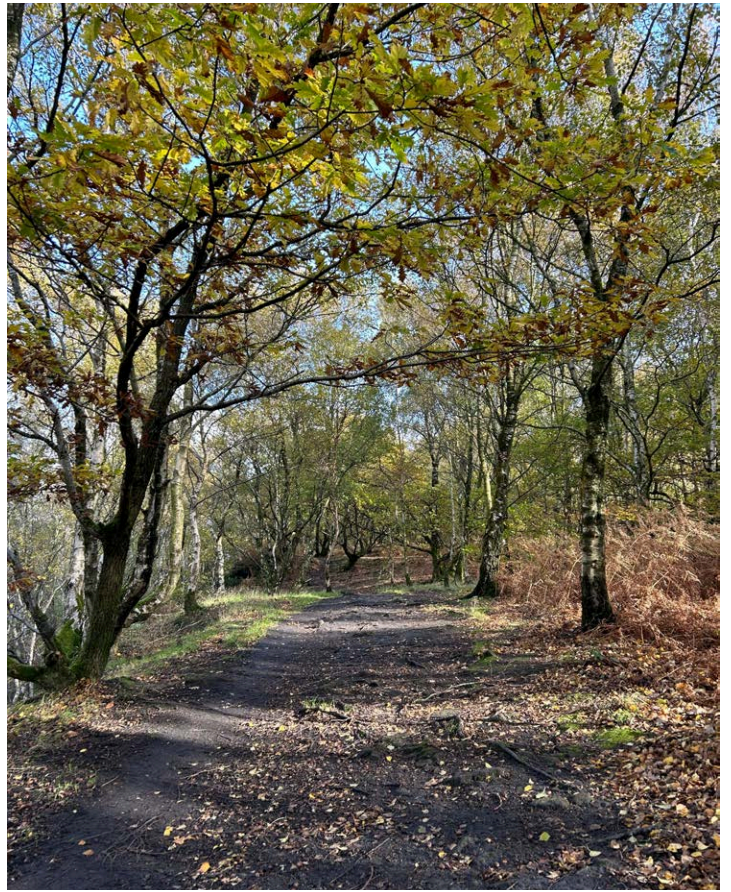
Clitheroe Wood is a compact broadleaved woodland comprising a mix of species including oak, beech, ash and silver birch. The entirety of the woodland is classified as Ancient and Semi Natural Woodland.

At the heart of Clitheroe Wood is a cairnfield, designated as a Scheduled Ancient Monument. The cairnfield is thought to date back to the Bronze Age and is described by Historic England as being "composed of approximately 17 cairns, between 2.5m and 8m in diameter and up to 1m high." Further information can be found on the Historic England website.

## ACCESS AND RIGHTS OF WAY

Access can be taken directly off Hassocks Lane to the south of the wood.

The woodland is sold subject to a right of way in favour of a neighbouring property over the route shown YZ on the sale plan.



#### **IMPORTANT NOTICE**

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared November 2025.





### **SPORTING AND MINERAL RIGHTS**

Sporting rights are owned and included in the sale. They are not let. The owners understand the mineral rights are owned and are included in the sale.

### **FENCING**

There are no known fencing liabilities.

### **V.A.T.**

It is understood the sale of the woodland is not subject to VAT.

### **WAYLEAVES, RIGHTS AND EASEMENTS**

The woodlands are sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodlands are sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements

### **PLANS AND AREAS**

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

### **TENURE AND POSSESSION**

Freehold. Vacant possession will be given on completion.

### **VIEWING**

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. We would advise parking at point A and walking into the wood from there.

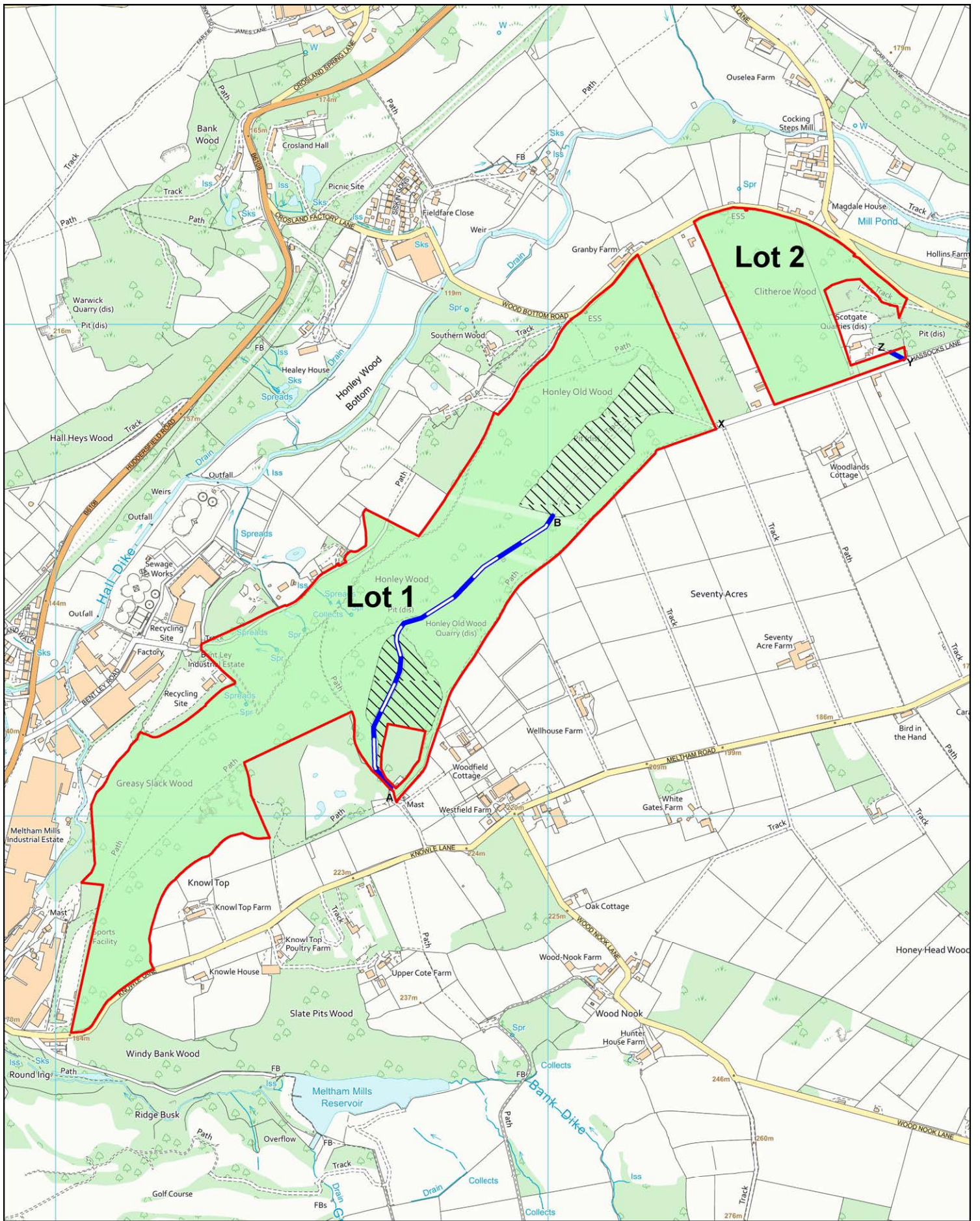
### **METHOD OF SALE**

Honley Woods are offered for sale by Private Treaty as a whole or in two lots. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

### **Anti Money Laundering Compliance**

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





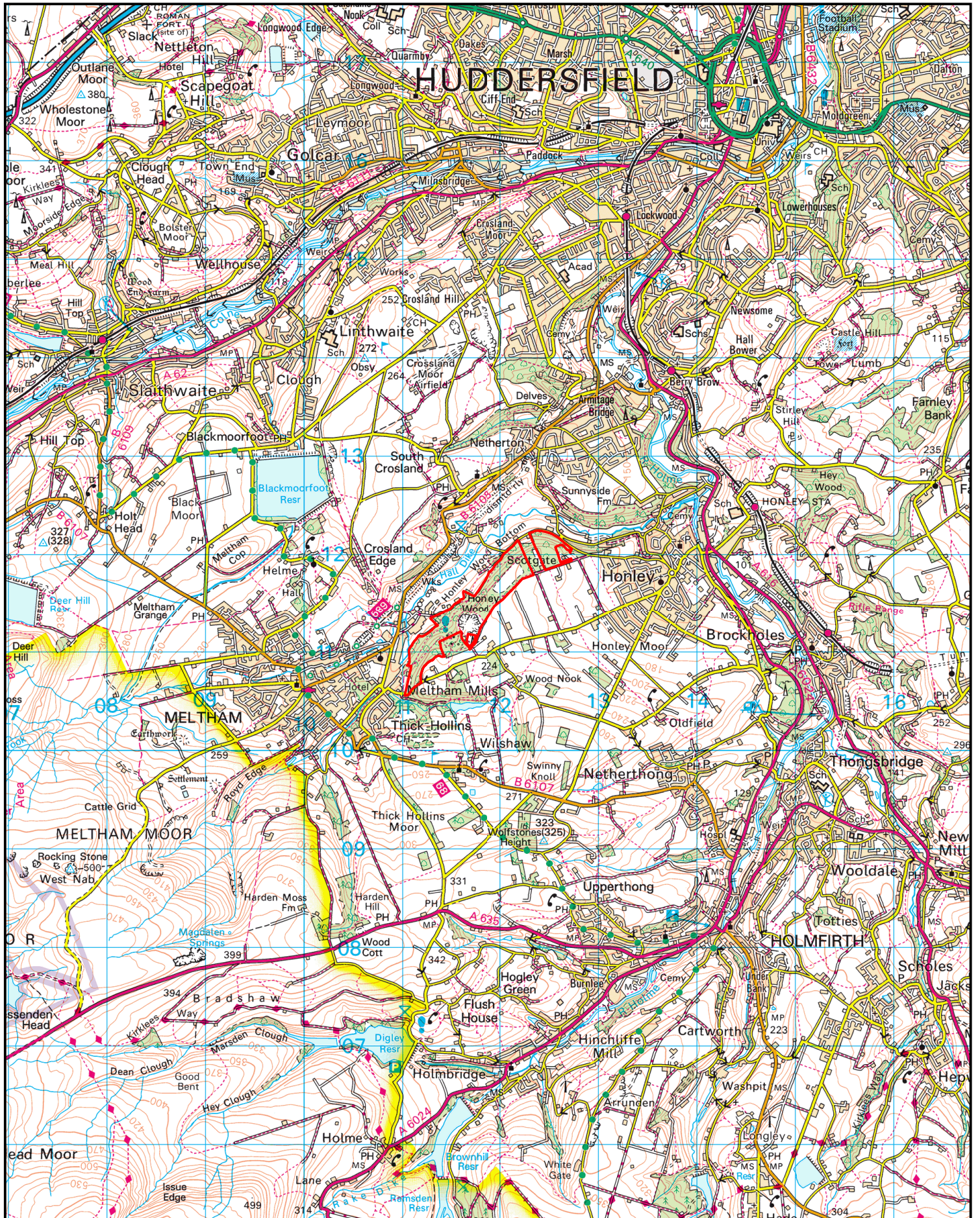
# Honley Woods

Location SE 119 114  
 Scale 1:10,000 @ A4  
 Drawing No. Z26819-01  
 Date 06.11.25



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Honley Woods

Location SE 119 114  
 Scale 1:50,000 @ A4  
 Drawing No. Z26819-02  
 Date 06.11.25



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Honley, West Yorkshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)