



A unique and rare opportunity - to acquire a site in such a beautiful landscape. The former Mount Olivet Chapel and Naze Bottom Graveyard is located within the Parish of Blackshaw Head, on the wooded hillside off Jumble Hole Road, some 2 miles from Hebden Bridge town centre. The site retains the original chapel boundary/retaining wall to the rear and the remains of a former fireplace. It has a large level area, most recently used for parking, and enjoys a southerly outlook. The grave yard has separate gated access. Please note that a planning application was submitted, and refused, in 2020 to construct a large three storey dwelling. Any potential buyers looking to develop the site should liaise with Calderdale Planning as to the possibilities and limitations. The site is sold as seen, and offers are invited.



- **Site of Former Chapel**
- **Beautiful Hillside Setting**
- **Stunning Views**
- **Sold As Seen - Without Planning**
- **Adjacent Gated Graveyard**
- **Adjacent To Pennine Way**
- **Majority Level & Cleared Site**
- **Offers Invited**

### **Location**

Accessed via a country lane, mostly single track, leading up through the woods at Jumble Hole. The site is located between the settlements of Charlestown (Hebden Bridge) and Eastwood (Todmorden). Hebden Bridge town centre is within approximately 2 miles. The site is of historic significance and lies adjacent to the intersection of the Pennine Way (Wainwright Route) and Pennine Bridle Way.

### **Chapel History**

The chapel was opened in 1842 and a date stone in the adjacent Naze Bottom Graveyard still exists - showing 1846. The chapel was a sister chapel to Mount Zion Baptist Chapel at Heptonstall. It closed for worship around 1909 and was eventually demolished around 1946. The current owner has more recently cleared the site of debris and rubble, although the retaining rear boundary wall remains plus remnants of a fireplace and one chapel window.

### **Planning History**

An application was submitted and refused in May 2020 - 20/00589/OUT there was a subsequent appeal, which was unsuccessful, October 2021. The findings of this appeal are available on Calderdale's planning portal. The planning application was to construct a large, 3 storey, 4 bedroom house. The site was not deemed appropriate for such a development. Any potential buyer looking to develop the site should contact Calderdale Planning Department for further advice and information. Telephone: 01422 392237.

### **Tenure**

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

### **How To View This Property**

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

### **Claire Sheehan Estate Agents**

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Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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