



**£25,000**

Welcome to Thackley Duck Pond.

An idyllic duck / boating pond located just off Windhill Old Road just between Brackendale and Brackendale Avenue.  
Being a short walk from the Leeds Liverpool Canal and Thackley Woods.

A wonderful opportunity for those passionate about the environment and nature. This private sanctuary is perfect for those looking to offset carbon or simply enjoy the beauty of a establishing a piece of Thackley Heritage by investing in this land, you're not only enhancing the landscape but also creating a habitat for wildlife and leaving a lasting legacy to enjoy.

Ask us about....

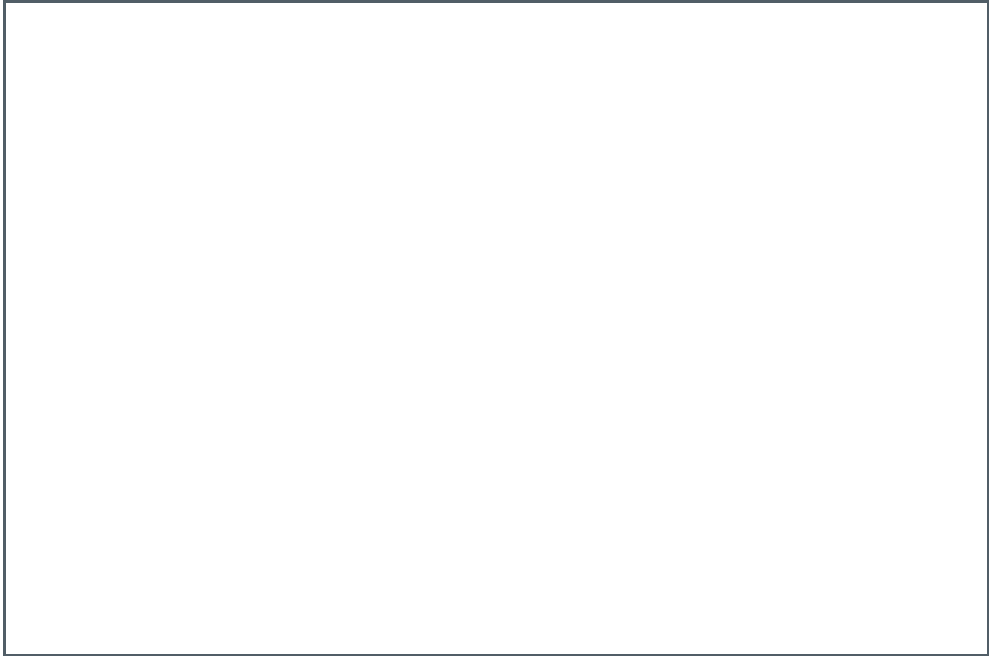
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
<b>B</b>			<b>B</b>		
(81-91) <b>C</b>			(81-91) <b>C</b>		
(55-80) <b>D</b>			(55-80) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		