

Charnock Bates

The Country, Period and Fine Home Specialist



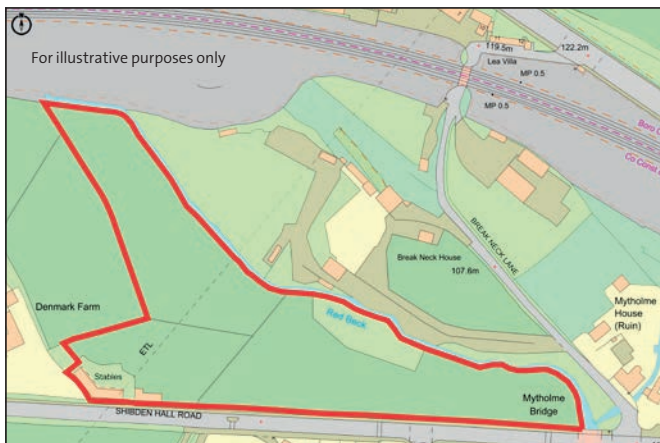
Development Plot and Land For Sale

Adjacent to Denmark Farm
Shibden Hall Road
Halifax
HX3 9XA

Guide price:
£350,000



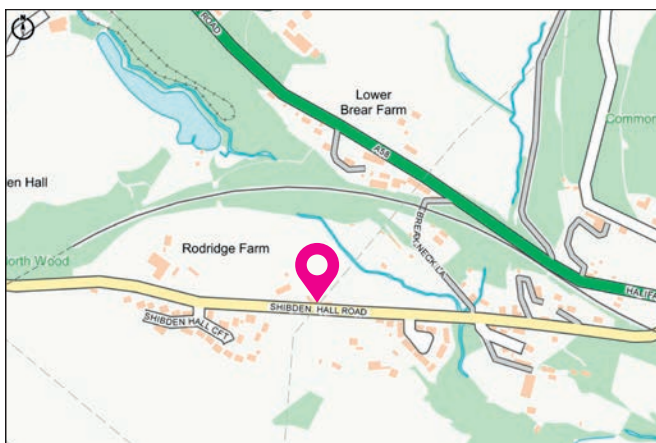
- ▼ Residential development opportunity
- ▼ Part complete stable conversion to create 3 bed bungalow
- ▼ Planning consent to convert outbuilding creating a 2 bed holiday home
- ▼ Highly regarded semi-rural location between Hipperholme and Halifax
- ▼ Include grazing land of approximately 3.48 Acres (1.4 Hectares)
- ▼ Planning reference holiday let 19/01385/FUL and stables 19/00581/CON



Description

A unique opportunity to acquire a part-complete stable conversion with planning consent for a three bedroom detached bungalow having accommodation comprising; entrance lobby, internal hallway, lounge, utility room, WC, dining kitchen, house bathroom, two bedrooms along with principle bedroom having en-suite shower room and dressing room. In addition the site also benefits from planning consent for the conversion of the adjacent outbuilding to form a two bedroom holiday let with accommodation over a single level and comprising; lounge, dining kitchen, two bedrooms and house bathroom.

Having vehicular access directly from Shibden Hall Road leading into a private courtyard area providing a generous off-street parking area offering the possibility to portion some of this area over to a terrace area. The development will be of special interest to a wide a variety of purchasers, from self-builders to those looking at a semi-rural yet convenient location with a wide range of amenities close to hand. The site will be sold with the benefit of an area of grazing land and totals approximately 3.48 Acres (1.4 Hectares) for the whole site.



Location

The development is located approximately 1.5 miles to the east of Halifax Town centre and within walking distance of the popular Shibden Park and Hall. Ideally positioned for a wide range of local amenities in both Halifax Town and nearby Hipperholme, along with excellent commuter links via road and rail with regular train services from Halifax and Brighouse stations and access to the M62 motorway network via junctions 25 and 26. The Shibden valley is popular with walkers and those with keen outdoor interests including cycling and horse riding with a large number of local bridleways and footpaths with circular routes taking in nearby villages including Southowram, Northowram and Lightcliffe.

Terms

The Freehold is offered for sale with full vacant possession.

VAT

The prices quoted are exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any sales transaction

Viewing

For further information or to book a viewing please contact the Sole Selling Agent:

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