

Charnock Bates

The Country, Period and Fine Home Specialist



Building Plot

Highroyd Farm
Barkisland
Halifax
HX4 0DE

Guide price:
£275,000

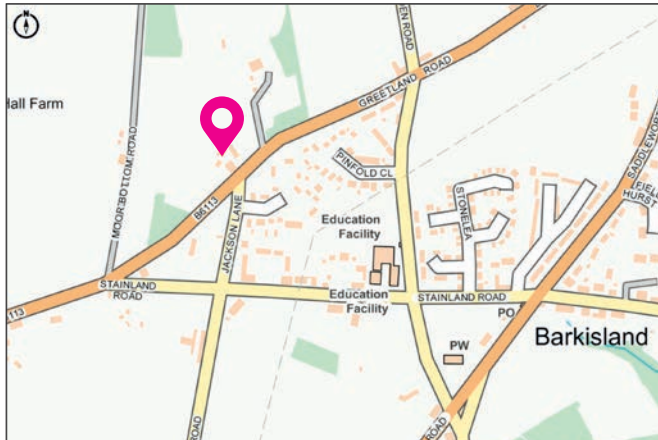


- ▼ Planning permission for detached home
- ▼ Single storey 4 bedroom accommodation
- ▼ Set within a semi-rural location
- ▼ Forming part of a residential development of former farm

Description

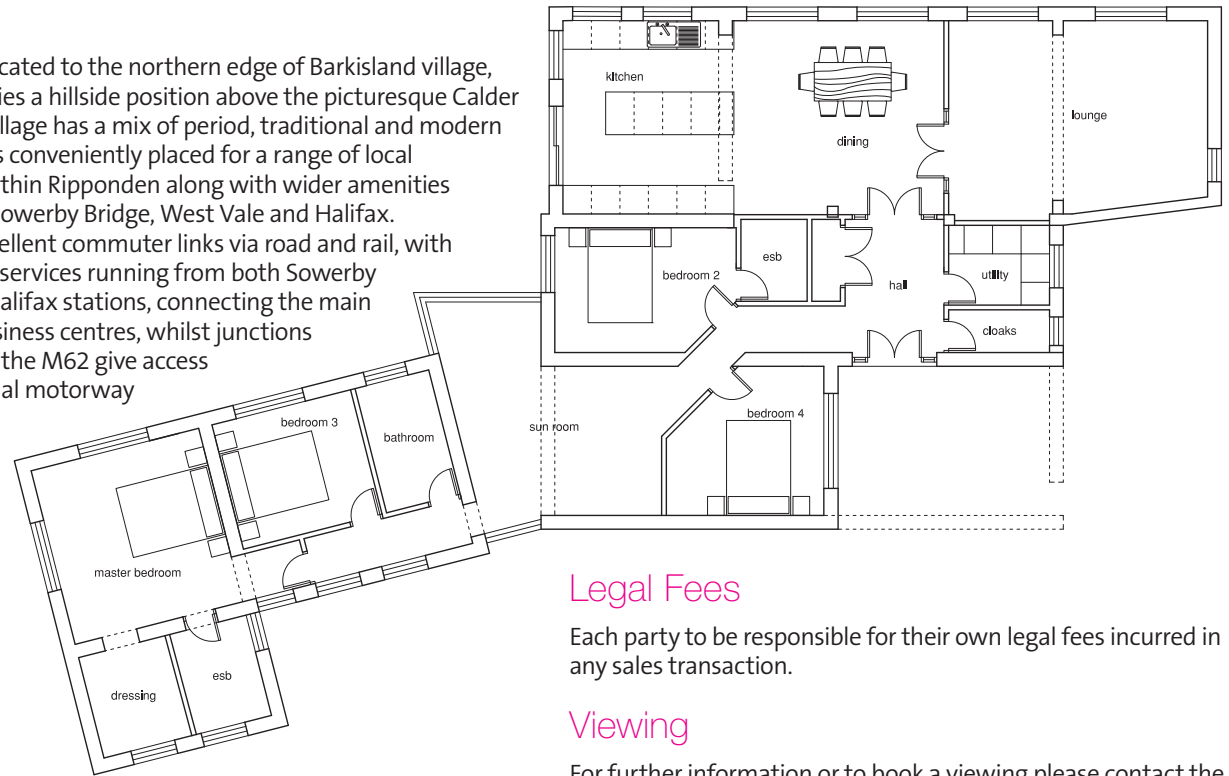
A single residential development plot to create a spacious single storey detached dwelling forming part of a full planning permission (Application No: 18/00016/FUL) for the redevelopment of the former Highroyd Farm.

The current planning comprises a unique architect designed dwelling with accommodation over a single storey briefly comprising: entrance hall with utility and separate cloaks, lounge, open plan dining/kitchen, two bedrooms to the east wing one with en-suite, interlinking sun room connecting to the west wing having third bedroom, house bathroom and master bedroom with dressing area and en-suite. Externally having parking area and gardens.



Location

The plot is located to the northern edge of Barkisland village, which occupies a hillside position above the picturesque Calder Valley. The village has a mix of period, traditional and modern homes and is conveniently placed for a range of local amenities within Ripponden along with wider amenities available in Sowerby Bridge, West Vale and Halifax. Boasting excellent commuter links via road and rail, with regular train services running from both Sowerby Bridge and Halifax stations, connecting the main northern business centres, whilst junctions 22 and 23 of the M62 give access to the national motorway network.



Terms

The Freehold is offered for sale with full vacant possession.

VAT

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



View over adjoining fields

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:

Jacqui Goodall

01422 380100

Jacqui.goodall@walkersingleton.co.uk

Ben Waites

01422 380100

ben.waites@walkersingleton.co.uk

Ref: CBHX3124

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Property House, Lister Lane, Halifax, HX1 5AS

homes@charnockbates.co.uk

01422 380100 • charnockbates.co.uk