

Development  
opportunity

Charnock Bates

The Country, Period and Fine Home Specialist



Red Brick Barn  
Greetland Road, Barkisland, HX4 0FP





# Red Brick Barn

Greetland Road  
Barkisland  
HX4 0FP

Guide Price: £400,000



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## Summary Description

Presented to the market is this fantastic residential development opportunity with planning permission granted (Application number 20/00270/FUL) to create an impressive architect designed five bedroom detached property ideal for those looking to build their own one off dream home. Situated within the highly sought after residential village of Barkisland enjoying stunning views over the neighbouring countryside.

Internally the accommodation will briefly comprise; entrance hall, utility, cloaks, study, guest bedroom with ensuite, snug and open plan living kitchen/dining area to the ground floor. Landing, house bathroom and four bedrooms to the first floor with the principal bedroom enjoying a dressing area and ensuite.





## Location

Located within this highly regarded semi-rural location on the outskirts of Barkisland village having easy access to a wide range of local amenities, including Barkisland Post Office and general store and a range of independent businesses including a Co-op in Ripponden, along with wider amenities offered within West Vale which include a number of well-established restaurants and bars. The area is increasingly popular with commuters being equidistant between the business centres of Leeds and Manchester and having excellent commuter links to the M62 motorway network and regular train services running from local stations including Sowerby Bridge and Halifax.





## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

## Local Authority

Calderdale MBC

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.



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Photograph shows the view



## Services

We understand that the property benefits from all mains services except drainage, which is via a septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.



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## Directions

From Halifax Town Centre take the King Cross road and then follow signs for Sowerby Bridge and Ripponden. Take the Rochdale Road (A58) and proceed through Sowerby Bridge towards Ripponden. Just before reaching the traffic lights at Ripponden turn left onto Elland Road where you follow the road down into the dip and then continue up the hill passing the Fleece Public House on the left. Proceed on Greetland Road until reaching Red Brick Barn on your left hand side as indicated by a Charnock Bates Board.

## Local Information

### Nearest Stations

Sowerby Bridge	2.5 miles
Halifax	5.6 miles

### Nearest Schools

Barkisland CE School	0.3 miles
Ripponden J&I School	1.4 miles
Norland CE School	1.8 miles
Heathfield School	2.1 miles
Rishworth School	2.5 miles
Triangle CE School	2.8 miles

### Motorway Network

Junction 23, M62	4.2 miles
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### Disclaimer:

Please note all images are used for illustrative purposes. The car port is subject to planning.

The boundary of Red Brick Barn extends to include the communal driveway/courtyard which will provide access to the three neighbouring properties.

The new owner of Red Brick Barn will be liable for the ongoing upkeep of this area, this may include, but may not be limited to undertaking resurfacing as and when required, maintaining lighting and gates along with ensuring continued electric supply to aforesaid.



# Floor Plans

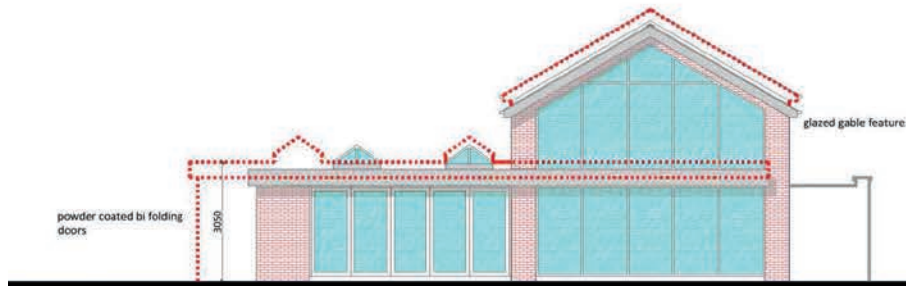
Ground Floor



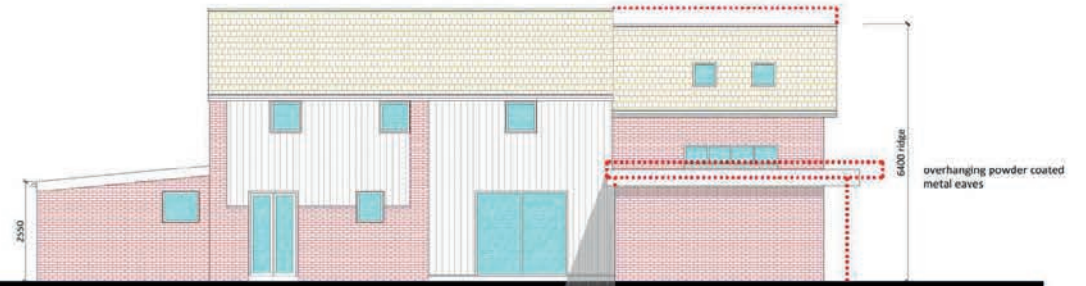
First Floor



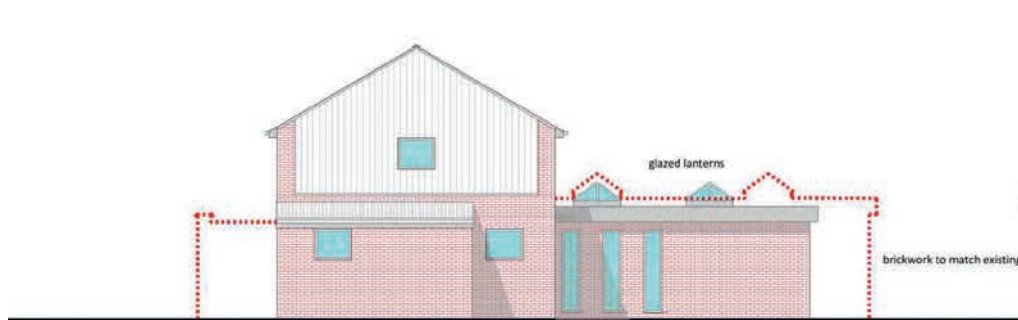
# Elevations



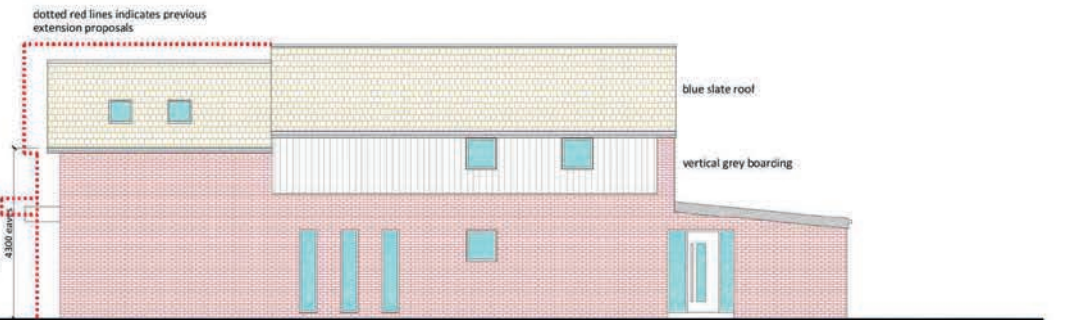
North



East



South



West

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