

Charnock Bates



Land For Sale

Allocated development
site adjoining
115 Claremount Road
Claremount
Halifax, HX3 6JQ

OIRO £550,000



- ▼ Offered to the market with proposed option agreement subject to successful planning application
- ▼ Potential development site totalling approximately 1.1 Acres (0.44 Hectares)
- ▼ Allocated under the Calderdale local plan as a Housing Site
- ▼ Situated in a popular residential location on the outskirts of Halifax Town centre
- ▼ An indicative scheme showing 14 units has been prepared by the current owner
- ▼ Detached four-bedroom house also available by separate negotiation

Location

Set in an elevated position overlooking Halifax town centre and beyond, the potential development site is set within a popular residential location, with access to be created directly onto Claremount Road.

Halifax town centre is accessible and enjoys an extensive range of amenities including supermarkets, retail shops and places to eat and drink.

Boasting excellent commuter links to the northern business centres of Leeds and Manchester, the area is popular with family purchasers. Halifax Borough Market which was built in 1891 is still serving the local community today, with many independent businesses and food outlets. The Piece Hall, built in 1779 is also still going strong with its quaint shops, now hosting concerts and other entertainment events. Shibden Hall is also within walking distance from the development land.



Summary

The development site extends to the side and rear of the existing property, with green-belt fields beyond the land boundary. The site is allocated on the Calderdale Development Plan as a housing site. Currently no planning consent exists although the current owners have had preliminary plans drawn up for 14 dwellings. There is an option if required to purchase the existing four-bedroom detached house. The owners are looking to enter into an Option Agreement on the site with a developer/builder.

Site

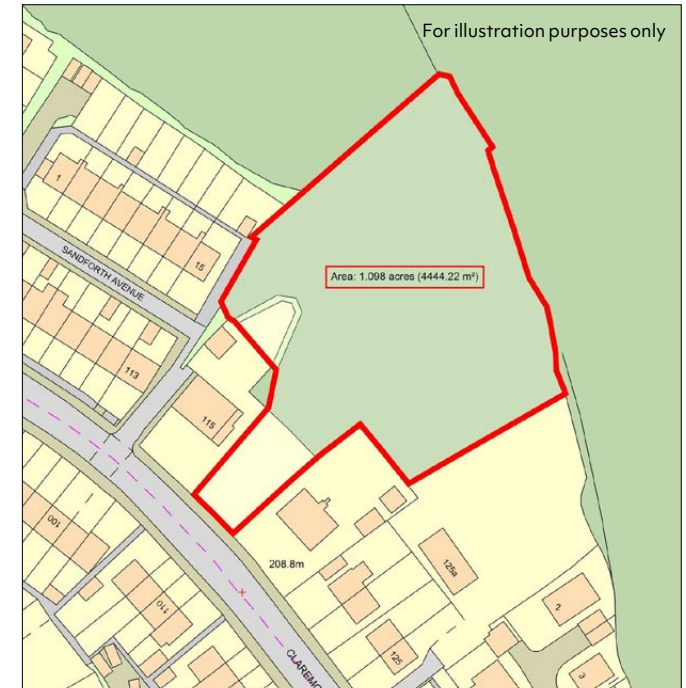
Area	Acres	Hectares
Total site area (approx):	1.10	0.44

Tenure

The Freehold interest in the property is being offered for sale.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.



Viewing

For more information or to book a viewing please contact the sole selling agents.

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Proposed site plan

The site plan illustrates a residential development with 14 numbered plots. The plots are arranged in a grid-like fashion, with each plot divided into smaller sections, some labeled P1 and P2. The plots are surrounded by a network of roads: Sandforth Avenue to the north, Claremount Road to the south, and a road to the east. The plan includes various features such as existing and new boundary fences, existing and new dry stone walls, and existing and new trees. A north arrow is located in the top right corner. The plan is titled "Proposed site plan" in the top left corner.