

Peter David

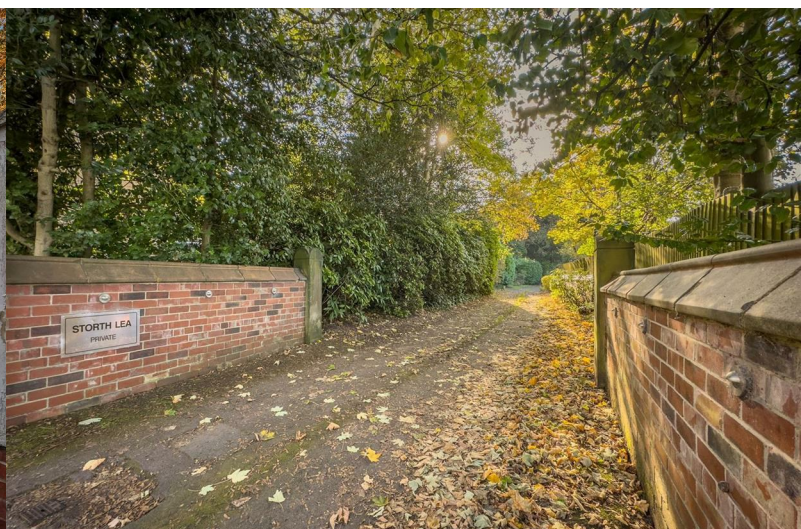
Properties Ltd

Residential Sales and Lettings



Huddersfield Road, Elland

£750,000





*** DEVELOPMENT OPPORTUNITY *** FIVE DETACHED NEW BUILDS PLUS EXISTING MANOR HOUSE ***

Storth Lea is a six bedroom detached residence built in 1905 which sits in gardens of approximately one acre accessed by a private driveway and surrounding woodland.

The property benefits from granted planning permission for an additional five detached four- and five-bedroom dwellings, which can be found on the Calderdale Planning Portal by following the reference numbers: 08/02029/FUL and 20/00331/FUL.

Located in between the town of Elland and the M62 network, the location provides excellent links to the larger cities of Leeds and Manchester. We also understand a new train station is soon to be built in Elland providing even better commuter options. More details available.

Built in 1905, Storth Lea is currently split into two three-bedroom apartments, both benefitting from their own internal access and gardens, the property requires modernisation. Our sale includes the whole of Storth Lea and the surrounding gardens along with the granted planning permissions to build a further five detached homes.

To view by appointment, please contact Peter David Halifax.

- ATTENTION BUILDERS AND DEVELOPERS
- 1.15 ACRES WITH PLANNING FOR FIVE DETACHED HOMES
- INCLUDES SUBSTANTIAL 6 BED DETACHED RESIDENCE IN NEED OF MODERNISATION
- EXCELLENT COMMUTER LINKS M62 Jn 24 ONLY 5 MINS DRIVE
- WOODLAND SETTING
- INCREDIBLE DEVELOPMENT OPPORTUNITY
- CALDERDALE PLANNING PORTAL REF 20/00331/FUL AND 08/02029/FUL

Planning permission

Apartment 1 - Planning permission granted for two detached dwellings within the gardens of Apartment 1.

Planning permission

Apartment 2 - Planning permission granted for three detached dwellings within the gardens for Apartment 2, with foundations already in place for the development.

Services

We understand all mains services are present.

Directions

Please use the postcode HX5 9JS for sat nav directions. Access is via the long private driveway.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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Lower Ground

Cellar 4600 x 6000
Cellar 2150 x 3950
Cellar 5175 x 6625
Cellar 5725 x 2475
Cellar 6375 x 1825
Cellar 4950 x 4275
Cellar 4225 x 4275
Cellar 3675 x 2150
Storage

Front Ground

Sunroom 2575 x 4650
Bedroom 4550 x 6000
Sunroom 2975 x 3000
Bedroom 5150 x 4300
Bedroom 3500 x 2225
Lounge 4950 x 4275
Lounge 3775 x 4275
Kitchen 3600 x 2125

1st Floor

Lounge 4550 x 4850
Bed 2190 x 3250
Bedroom 5175 x 4975
Bathroom 2175 x 3150
Lounge 4000 x 4275
Kitchen 4280 x 4275
Bedroom 3600 x 3075
Ensuite
Bathroom

HX5 9JS
Internal - 452m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		62	25
Not energy efficient - higher running costs			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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