

**Barn and Land**  
**Howcans Lane**  
**Boothtown**  
**Halifax HX3 6UD**

**Asking Price:**  
**£260,000**



## **BARN WITH PLANNING PERMISSION FOR CONVERSION INTO A 3 BEDROOM DWELLING**

**In addition to a Parcel of Land extending to approximately 3 Acres (1.24 hectares)**

- Consent passed under Application No. 23/01217/FUL
- Attractive semi-rural location.

## THE PROPERTY

The property comprises a stone built barn which is detached with the exception of being connected to a stable block which is to be demolished as part of the proposed conversion.

The plans show the barn being converted into a 3 bedroom detached dwelling with garden and car parking areas to the front and rear.

This is an attractive property in a semi-rural location adjoining open fields and having the additional benefit of including 3 acres of adjacent land.

This is an excellent opportunity to acquire a barn with an established planning consent for conversion into a 3 bedroom dwelling which was granted under Application No. 23/01217/FUL.

The property is positioned in a pleasant location and one which is accessible for major road networks.

## LOCATION

Halifax is a large town within the Calderdale Local Authority having a population of 88,109 and Calderdale having a total population of 206,600. Halifax is a town having a tradition based on the textile industry which has now developed a diverse economy and has good communication links with the M62 motorway at Ainley Top, which is approximately three miles to the south.

The property is positioned to the north of Halifax beyond the Ovenden district, approximately 1.5 miles from the centre of Halifax. It is accessed off the Queensbury Road and accordingly provides satisfactory access to both Halifax and Bradford.



## ACCOMMODATION

**Stone Built Barn** **144.7m<sup>2</sup> (1,558ft<sup>2</sup>)**  
with accommodation over 2 levels

**Adjoining Single Storey Stables**  
To be demolished

## ASKING PRICE

£260,000

## TENURE

The property is held under a freehold Title with Title Absolute.

## COUNCIL TAX

To be assessed on completion of development.

## SERVICES

The property has an electricity and water supply.

## PLANNING

The property has been granted planning permission for the conversion of the barn into a detached 3 bedroom dwelling under Application No. 23/01217/FUL.

## VIEWING

Contact the Agents.

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Sheraz Muhammad  
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## VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

**EPC ASSET RATING: N/A**

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

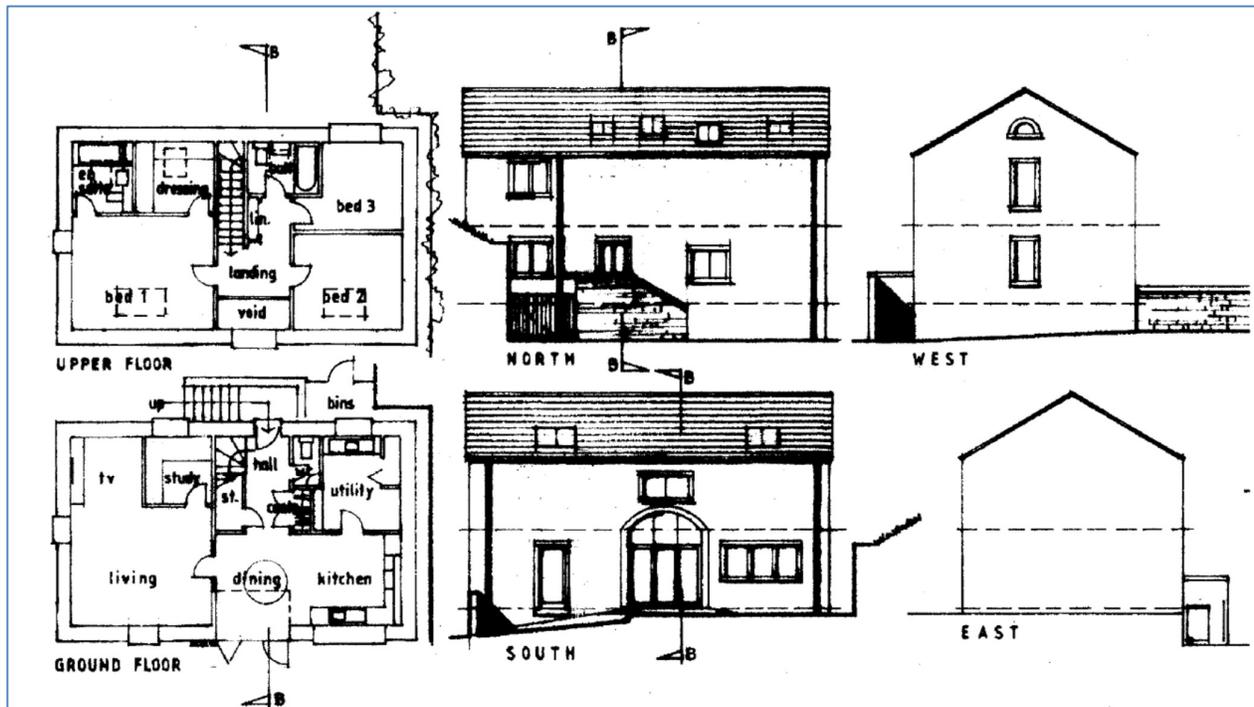
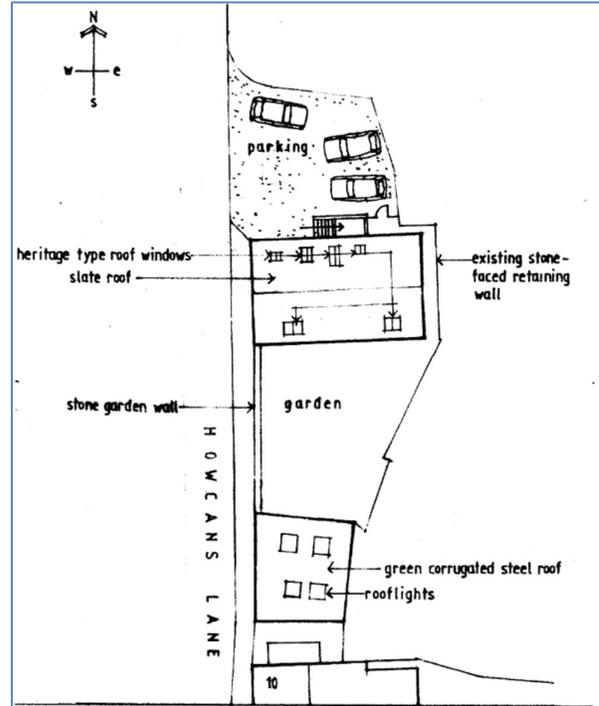
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## INVESTMENT • DEVELOPMENT/LAND • OFFICE • RETAIL • INDUSTRIAL



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