



Green Lane Farm Green Lane, Bradshaw, Halifax, HX2 9HY

£350,000

bramleys





An excellent opportunity has arisen to purchase Green Lane Farm, a traditional stone-built farmhouse with adjoining barns and outbuildings, set within generous gardens and land on the edge of Bradshaw. The farmhouse is currently occupied and offers well-proportioned three bedroom accommodation, ideal for those seeking a character home with scope to modernise and further improve.

Adjoining the farmhouse is a large two-storey stone barn, together with a range of stone and brick farm buildings, most beneath stone slate roofs. These provide outstanding potential for conversion or redevelopment (subject to the necessary planning approvals), whether to extend the existing dwelling, create ancillary accommodation, or to pursue a wider scheme.

To the front of the property lies a good-sized garden, while to the side is a strip of land providing both additional outside space and direct access onto Green Lane. The location enjoys lovely far-reaching views and combines a semi-rural setting with convenient access to local amenities in Bradshaw and Halifax.

There is currently no planning consent in place, therefore purchasers will need to make their own enquiries regarding any proposed scheme. With its character farmhouse, substantial outbuildings, and sought-after setting, this property presents a rare chance to create something truly unique.

GROUND FLOOR:

Entrance Vestibule

Access is gained via a uPVC external door into the entrance vestibule, where a staircase rises to the first floor. A door opens into the lounge, and a further door leads into the dining kitchen/family room.

Lounge

17'7 x 12'1 (5.36m x 3.68m)

A generously proportioned reception room with two central heating radiators, ceiling coving, a gas fire, and a uPVC window to the front elevation.

Dining Kitchen / Family Room

21'3 x 12'2 max (6.48m x 3.71m max)

A spacious dual-aspect room fitted with a range of matching solid wood wall and base units with laminate working surfaces and tiled splashbacks. There is an inset ceramic 1½ bowl sink with side drainer and mixer tap, four-burner gas hob with electric oven beneath, fitted extractor canopy, integrated fridge, freezer, and washing machine. The room also features a wall-mounted gas fire, two central heating radiators, and uPVC windows to both front and rear elevations, allowing plenty of natural light. A further door leads to an additional entrance at the rear of the property.

FIRST FLOOR:

Landing

With central heating radiator and a uPVC window to the rear elevation. Provides access to the bedrooms.

Master Bedroom

12'5 x 11'3 (3.78m x 3.43m)

A good-sized double bedroom with a central heating radiator and uPVC window to the front elevation.

Bedroom 2

13'1 x 11'5 max (3.99m x 3.48m max)

Another generous double bedroom with a central heating radiator and a uPVC window to the front, enjoying far-reaching views. A door leads to an adjoining dressing room which currently housing the central heating boiler, with a further uPVC window to the front elevation.

Bedroom 3

9'3 x 6'6 (2.82m x 1.98m)

A single bedroom with a central heating radiator and a uPVC window.

Gardens & Land

To the front of the property lies a generous lawned garden, with additional garden space positioned alongside the outbuildings. Vehicular access is provided via a tarmacadam driveway from Green Lane. An extra enclosed parcel of land runs alongside the driveway, offering potential for further garden, parking, or inclusion in a redevelopment scheme.





TENURE:

Freehold

COUNCIL TAX BAND:

Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

The Barn & Outbuildings

Adjoining the farmhouse is a large two-storey stone barn, offering enormous potential for conversion into further living accommodation, subject to the necessary consents. In addition, a range of stone and brick farm buildings, most beneath stone slate roofs, provide flexible options for storage, workshops, or future development. Please note, the buildings are in need of repair and refurbishment.

Planning

There is currently no planning consent in place, so any buyer will need to apply for approval for their chosen scheme.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 Ovenden Road and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed all the way along Shay Lane to it's conclusion. At the junction with Heathy Lane continue straight across into the continuation of Shay Lane following the road around as it becomes Holdsworth Road. Follow the road around and turn right up Riley Lane. Continue up Riley Lane and turn left at the bend onto Illingworth Avenue, then take the first right onto Green Lane, where the property can be found on the right hand side.







| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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



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