



Land to the rear of 41 Quarmby Road, Quarmby, Huddersfield, HD3 4EA
Offers Over £285,000

bramleys



LAND WITH P.P TO CREATE 3 PROPERTIES - IDEAL INVESTMENT OPPORTUNITY

Superb development opportunity with outline planning permission for the erection of 3 detached dwellings (App No: 2025/60/90294/W). It is a unique opportunity to create a select cul-de-sac development of high quality dwellings.

Located in this popular established residential area of Huddersfield with good commuter links.

The site is situated to the rear of No.41 Quarmby Road and has far reaching views to the rear.

This would provide an ideal site office during construction of the new builds.

BIODIVERSITY INFORMATION:

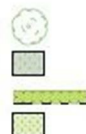
BASED ON QUANTS ENVIRONMENTAL ASSESSMENT
THE FOLLOWING IS PROPOSED TO SECURE 10%
NET GAIN;

THE PLANTING OF 24 SMALL NATIVE TREES (8 TO EACH PLOT)

CREATION 0.035 Ha OF NEUTRAL GRASSLAND FOR NEW HABITATS

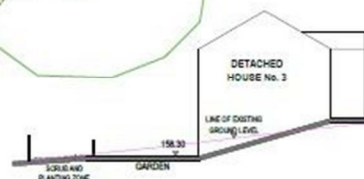
60 METRES SPECIES RICH NATIVE HEDGEROW (MODERATE)

LAWNED GRASS



SITE PLAN 1:200

A



SITE SECTION A-A 1:200





**northern design
partnership**

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client			
project	PROPOSED DEVELOPMENT LAND TO THE REAR OF 41 QUARMBY ROAD QUARMBY HUDDERSFIELD HD3 4EA		
drawing	SITE LAYOUT AND SECTION AS PROPOSED		
revision	notes	date	drawn
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
scale	1:200 AT A1	05.24	MG
project no.	2341	drawing no.	03
		revision	

OUTSIDE:

With planning permission for the erection of 3 dwellings.

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 Huddersfield via Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue up the road to the Bay Horse roundabout, taking the first exit onto Reinwood Road. Follow this road to the cross roads, turning left into Quarmby Road. Proceed down the road and the driveway can be found at the side of No.41 Quarmby Road.

TENURE:

Freehold - Please note, the land forms part of a larger title. This will be split from No.41 on completion of a sale.

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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

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

Huddersfield | Halifax | Elland | Mirfield

