

bramleys

COMMERCIAL

For Sale

**Land to the Rear of
72 & 74 New North Road
Huddersfield
HD1 5NE**

**Offers over
£200,000**



RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Planning permission for the development of 3 houses has been granted under planning application number 2019/60/92111/W.
- Positioned in the popular area of Edgerton, approximately 0.5 miles to the northeast of Huddersfield town centre.
- Within walking distance of the town's train and bus stations.

• **DEVELOPMENT SITE** • **RETAIL** • **OFFICE** • **INVESTMENT** • **INDUSTRIAL**

DESCRIPTION

The site is positioned to the rear of Proxima House, which is a Grade II Listed former office building which was subsequently converted to provide self-contained apartments.

The site extends to 0.265 acres and has access across the driveway of 72 New North Road.

Planning permission has been granted under Application No. 2019/60/92111 for the erection of 3 houses which, based on the plans, will provide a total gross development area of 5,633ft².

The proposed dwellings include two 4 bedroom and one 5 bedroom houses.

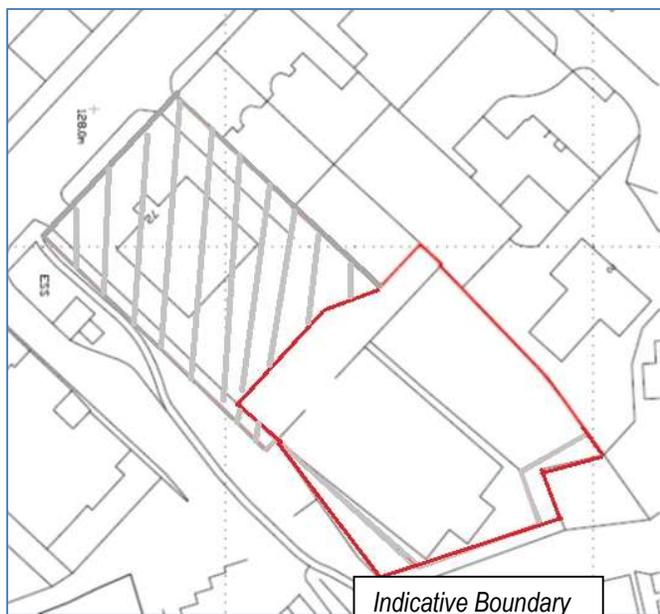
This is a rare opportunity to acquire development land with planning permission within a short proximity to the town centre in what is a sought after residential area.

LOCATION

Huddersfield is a large town in England with a population of 141,692 and is the administrative centre of the Kirklees Local Authority, which comprises a population of 433,300. Huddersfield benefits from good communication links, being approximately 3 miles from the M62 motorway access at Outlane and Ainley Top (junctions 23 and 24), and approximately four miles from junction 25 at Clifton. Huddersfield is approximately eleven miles from junction 38 of the M1 motorway and therefore there is good access to the principal trading centres of East Lancashire and West Yorkshire.

The property is situated within 0.5 miles of Huddersfield town centre along New North Road which leads into Halifax Road (A629) and connects the town centre with Junction 24 of the M62 motorway network at Ainley Top. It is located in a mixed commercial and residential area, within walking distance of the town centre's bus and train stations.

The property is positioned immediately to the rear of Proxima House which is a former office building converted to provide residential dwellings.



ACCOMMODATION

Plot 1 – 4 Bedroom	1,524 ft ²
Plot 2 – 5 Bedroom	2,585 ft ²
Plot 3 – 4 Bedroom	1,524 ft ²

PRICE

Offers over £200,000.

TENURE

The property is held under a freehold title which includes Proxima House and a new title will accordingly need to be created as part of the transfer of ownership.

CONTACT

Contact the agents

Jonathan J Wilson - Jonathan.wilson@bramleys.com
07766 774500

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council
Planning Application Number 2019/92111

SERVICES

Proxima House has the benefit of mains gas, water, sewer drainage and electricity connected. New connections will however need to be installed for the development.

VAT

The sale of the property is not subject to VAT.

EPC ASSET RATING:

N/A



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

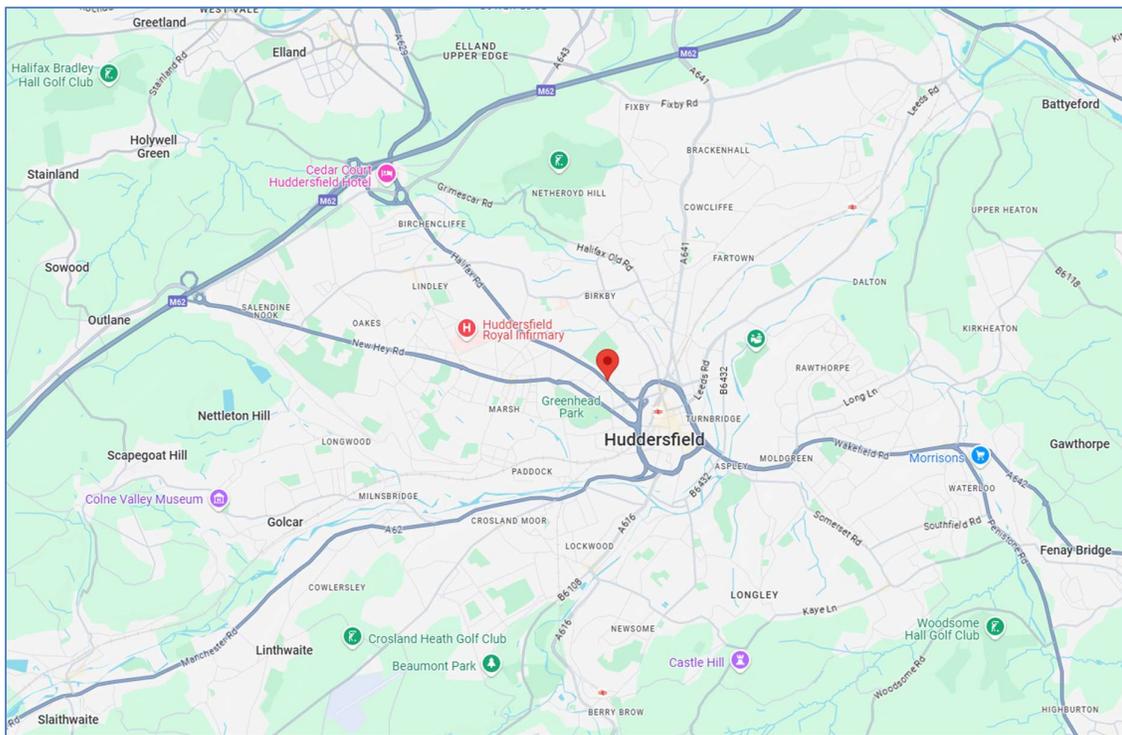
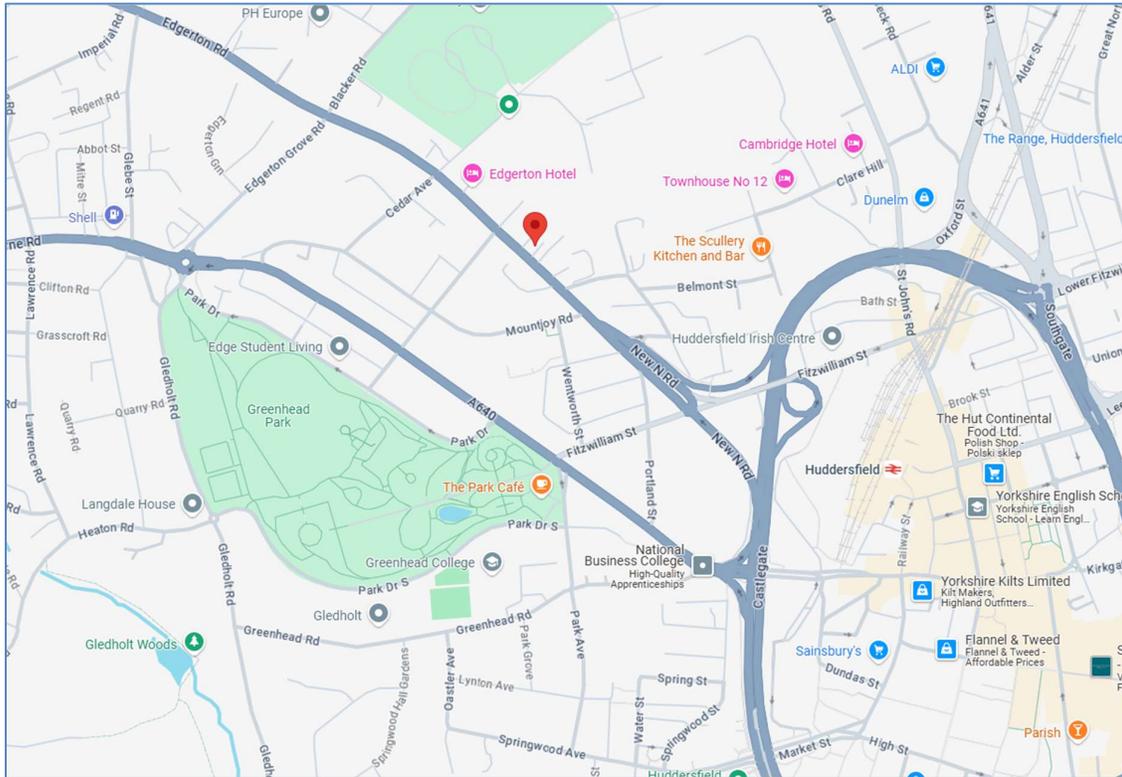
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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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