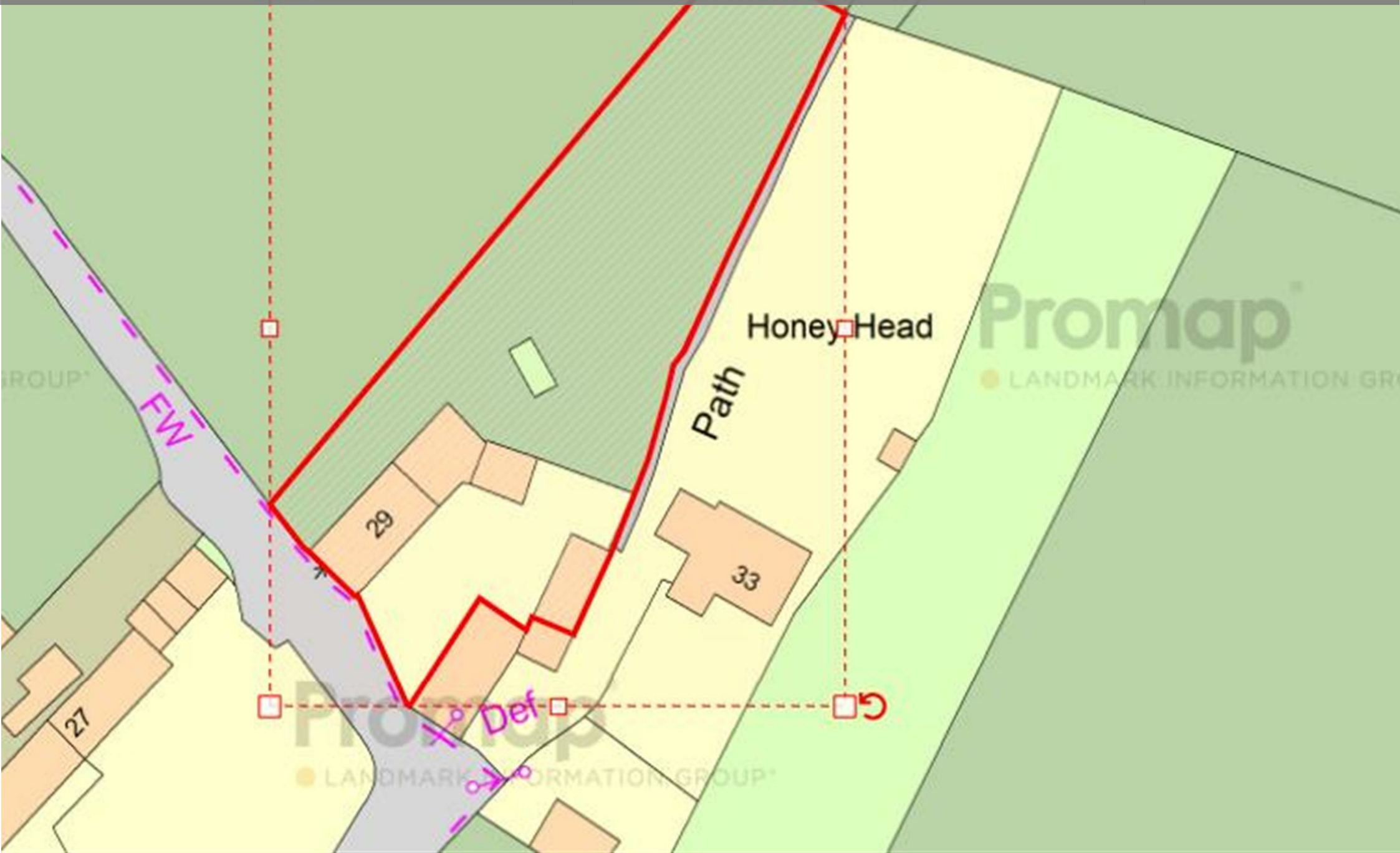


The Barn off Wood Nook Lane, Meltham, Holmfirth, HD9 4DU

Offers Over £500,000

bramleys



SUPERB DEVELOPMENT OPPORTUNITY

This stunning stone-built, detached barn is set in the heart of the Holme Valley. Full planning consent for the barn and associated farm buildings is in place for conversion to form a substantial detached property.

The barn and attached buildings will provide just over 2,500 sq. ft. of accommodation, together with a separate two-storey stone outbuilding which provides a further 470 sq. ft. The whole property sits in just under half an acre of land

Positioned on the highly desirable 'Wood Nook Lane', on the outskirts of Honley village, in the heart of the greenbelt countryside, with stunning rural views.

Seldom do opportunities like this appear on the open market, to create a bespoke high quality home in this magnificent rural setting.



PLANNING PERMISSION:

Details of the planning consent can be found on Kirklees planning portal: Application No 2026/62/90601/W.

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.

TENURE:

Freehold

Please Note: The land forms part of a much larger freehold title and therefore will be split on completion of a sale.

MORTGAGES:

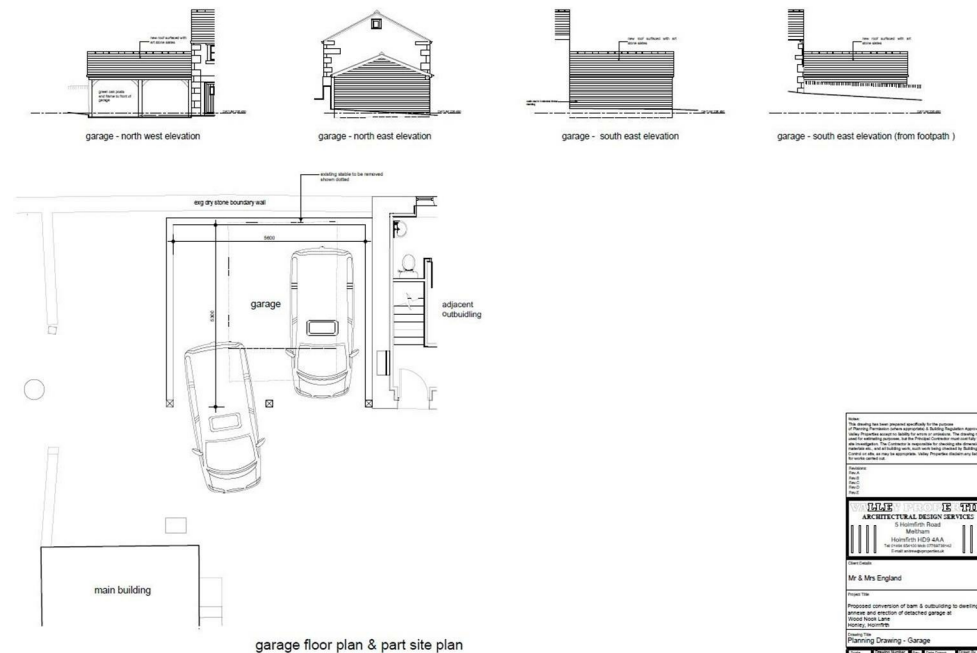
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

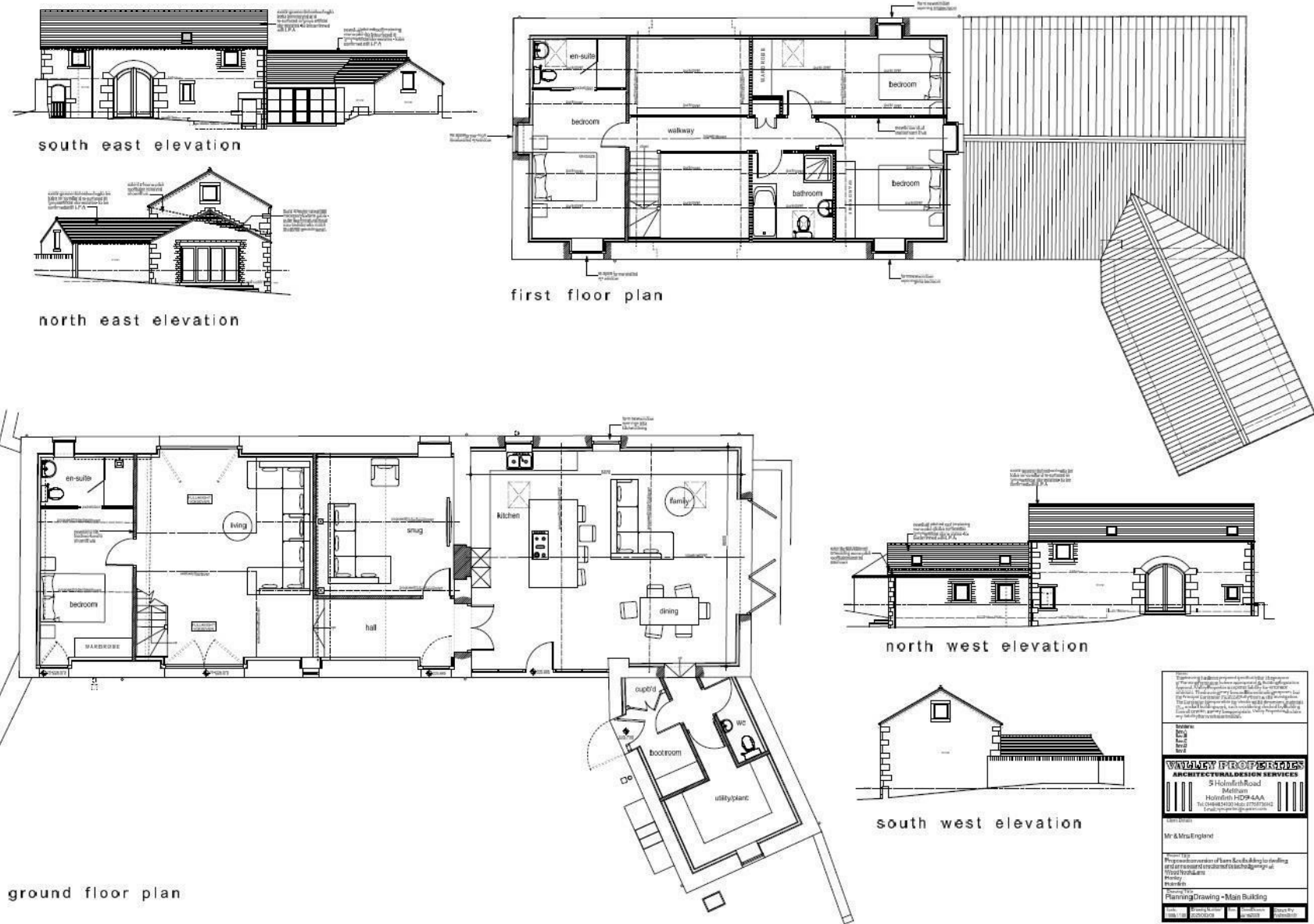
ONLINE CONVEYANCING SERVICES:

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.









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

