



An interesting town centre development opportunity, comprising a former workshop premises with planning to convert to residential accommodation. Previously a joiners and cabinet makers workshop, the main building is single storey with a basement undercroft, accessed from Market Street.

Adjacent and separated by a public footpath, is a detached former garage, now converted into a luxury Air B & B studio. Whilst the main building requires redevelopment, this detached studio is fully modernised, ready to inhabit or generate income. A very central location, in the heart of Hebden bridge yet tucked away on the back streets. Viewing essential.



- **Development Opportunity**
- **Former Workshop Approx 1000 sq ft**
- **Separate Detached Studio**
- **Freehold With Mains Electric & Water**
- **Town Centre Back Street Location**
- **Workshop To Convert & Develop**
- **Studio Fully Refurbished Holiday Let**
- **A Unique Opportunity**

**Accommodation:**

*All measurements are approximate*

**Description**

The property comprises two separate units; the main former workshop premises (approx 1000 sq ft + basement) and a detached studio, already converted into a stylish one bedroom Holiday Let.

**Location**

Tucked away at the end of Brunswick Street, this is a prime town centre location and a pleasant cobbled back street, within the conservation area. A footpath separates the two buildings with a public right of way leading to steps, accessing Market Street.

**Detached Studio**

*40' 4" x 13' 3" (12.3m x 4.05m)*

Planning was granted in 2014, for this former garage to be converted to ancillary accommodation to 21. The detached studio has been previously run as a successful Holiday Let, generating income in excess of £20,000 pa. The property is double glazed throughout with under floor electric heating.

**Main Living/Kitchen Space**

*24' 3" x 13' 3" (7.39m x 4.05m)*

Double entrance doors and feature windows. Attractive wooden flooring. Recess spot lighting. Double glazed windows to the south elevation.

**Fitted Kitchen**

Stylish fitted kitchen with some built-in appliances.

**Shower Room**

*6' 7" x 6' 0" (2.00m x 1.83m)*

Tiled shower room with walk-in shower, WC and wash hand basin with vanity stand.

**Bedroom**

*13' 1" x 12' 0" (4.00m x 3.65m) max into recess*

Generous double bedroom with a double glazed window to the south elevation. Attractive wood flooring.

**Work Shop Premises**

*17' 4" x 60' 2" (5.28m x 18.35m)*

Former joiners and cabinet makers, the workshop is single storey with mainly brick walls which have been sand and cement rendered. It has a pitched slate roof. The basement, under part of the building can be accessed from a lower courtyard off Market Street. The main body of the workshop is over 100 years and approx 1000 sq ft. A full refurbishment will be required and plans passed are for a 2 bedroom bungalow style dwelling with 2 bathrooms and a spacious open plan living-dining-kitchen. Planning ref: 06/00089/CON.

**Services**

Mains electric to both units plus main water and drainage.

**Rateable Value**

The business rates valuation for April 2023 to present is set at £1,100.00.

**Tenure**

This is a Freehold property. Easements apply. Please note we have not had sight for the full title deeds and we would always advise buyers make their own checks.

**Calderdale MBC Planning**

Full planning information can be found on Calderdale's planning portal using these links or searching under ref **06/00089/CON** and **14/00032/HSE**

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=IT6JV6DWKA000>

<https://portal.calderdale.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MZ6YUJDW0D600>

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

**Claire Sheehan**

[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

## 21 & 21a, Brunswick Street, Hebden Bridge, West Yorks, HX7 6AJ

### How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

### Claire Sheehan Estate Agents

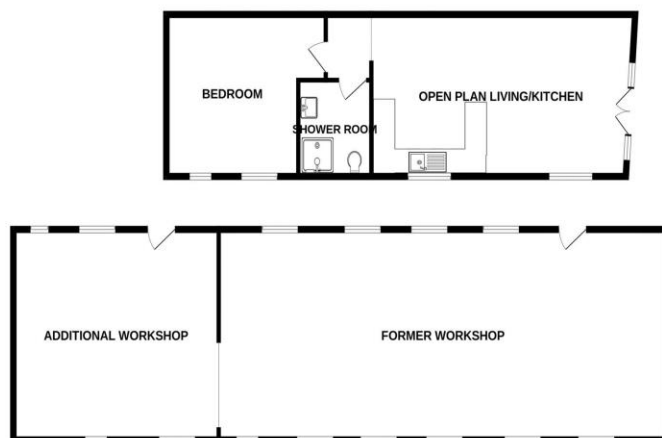
Suite 3, Hawkstone House, Valley Road,  
Hebden Bridge, HX7 7BL.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

BASEMENT  
517 sq.ft. (48.0 sq.m.) approx.



GROUND FLOOR  
1611 sq.ft. (149.6 sq.m.) approx.



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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