

bramleys

COMMERCIAL

For Sale

Midway House
51-53 Huddersfield Road
Meltham
Holmfirth HD9 4AF

Price: On
Application



OFFICE BUILDING AND BARN/RESIDENTIAL CONVERSION OPPORTUNITY

- Office building and barn with planning consent for conversion into 3 residential units
- Popular and sought after residential location within walking distance of amenities within Meltham village centre
- Planning permission granted under application numbers 2021/93622 and 2021/93491

• OFFICE • CONVERSION • RETAIL • INDUSTRIAL

DESCRIPTION

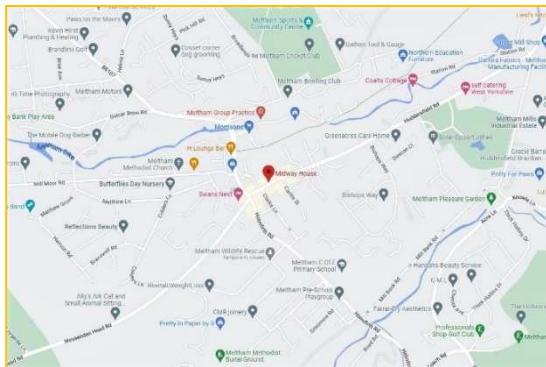
The property comprises a three storey stone built Grade II Listed office building positioned fronting Huddersfield Road in the centre of Meltham village.

It has been occupied as offices for a number of years and provides good quality office accommodation extending to approximately 213.5m² (2,298ft²). In addition there is a single storey stone built barn and a paddock to the rear with planning permission having been granted for conversion of the office building into 2 dwellings and conversion of the barn into a single dwelling.

LOCATION

Meltham is a town approximately six miles to the southwest of Huddersfield on the fringe of the Peak District, having a range of local amenities including shops, schools and bus routes that lead to Huddersfield town centre.

The property is positioned along Huddersfield Road in the centre of the village within walking distance of all local amenities provided by it. Once developed, it will provide a bespoke courtyard development with easy access to all amenities provided by the village, including a Morrisons supermarket, a Cooperative convenience store, cafes, restaurants and local independent businesses. In addition, this is a popular residential location on the edge of the Peak District National Park close to expansive areas of open countryside.



PROPOSED DWELLINGS

Midway House

2 bedroom cottage
3 bedroom cottage

circa 700ft²
circa 1,000ft²

Barn Conversion

3 bedroom dwelling

circa 1,000ft²

PRICE

On application

TENURE

The property is held under a freehold title.

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council
Planning Service
PO Box B93, Civic Centre
Off Market Street
Huddersfield HD1 2JR

Planning permission has been granted under application numbers 2021/93622 and 2021/93491 for the change of use and alterations to form living accommodation.

WATER AUTHORITY

Yorkshire Water
PO Box 52
Bradford
BD3 7YD

VIEWING

Contact the Agents.

Jonathan J Wilson

Jonathan.wilson@bramleys1.co.uk
[07766 774500](tel:07766774500)

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D (Expires 29 July 2028)

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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 in situ 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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