



The Barn and Land to the rear of 41 Quarmby Road, Quarmby, Huddersfield,
Offers Over £500,000

bramleys

BARN WITH LAND AND P.P TO CREATE 3 PROPERTIES

This superb development opportunity comprises of a detached, partially converted barn, together 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. Renovation works on the barn have been started internally with replastering throughout and a central heating system, together with sealed unit double glazed windows.

This would provide an ideal site office during construction of the new builds and once works have completed on the renovation, would make a superb detached family home.



BARN ACCOMMODATION:

A timber and glazed external door gives access into:-

Entrance Hall

Lounge

17'9" max x 16'6" max (5.41m max x 5.03m max)

With a set of double glazed, French doors to the front elevation.

Dining Room

16'8" x 9'5" (5.08m x 2.87m)

Kitchen

11'5" x 8'0" (3.48m x 2.44m)

Cloakroom/WC

FIRST FLOOR:

Landing

With a sealed unit double glazed window.

Bedroom 1

17'9" x 9'7" (5.41m x 2.92m)

Having sealed unit double glazed windows to the front and side.

Bedroom 2

13'3" x 8'9" (4.04m x 2.67m)

With a sealed unit double glazed window to the front.

Bedroom 3

13'0" x 7'2" (3.96m x 2.18m)

With a sealed unit double glazed window to the front.

Bathroom

10'0" max x 7'1" inc bulkhead (3.05m max x 2.16m inc bulkhead)

OUTSIDE:

The area included within the sale is shown on the aerial view which is outlined in red.

PLEASE NOTE:

Whilst the property has had a central heating system installed, it has not been tested by the vendor or the agent and therefore, we would recommend any prospective purchaser undertakes their own inspection.

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 property and land forms part of a larger title. This will be split from No.41 on completion of a sale.

COUNCIL TAX BAND:

The barn is currently unregistered and is yet to be assessed by Kirklees Council. The new builds will also be assessed once built.

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.

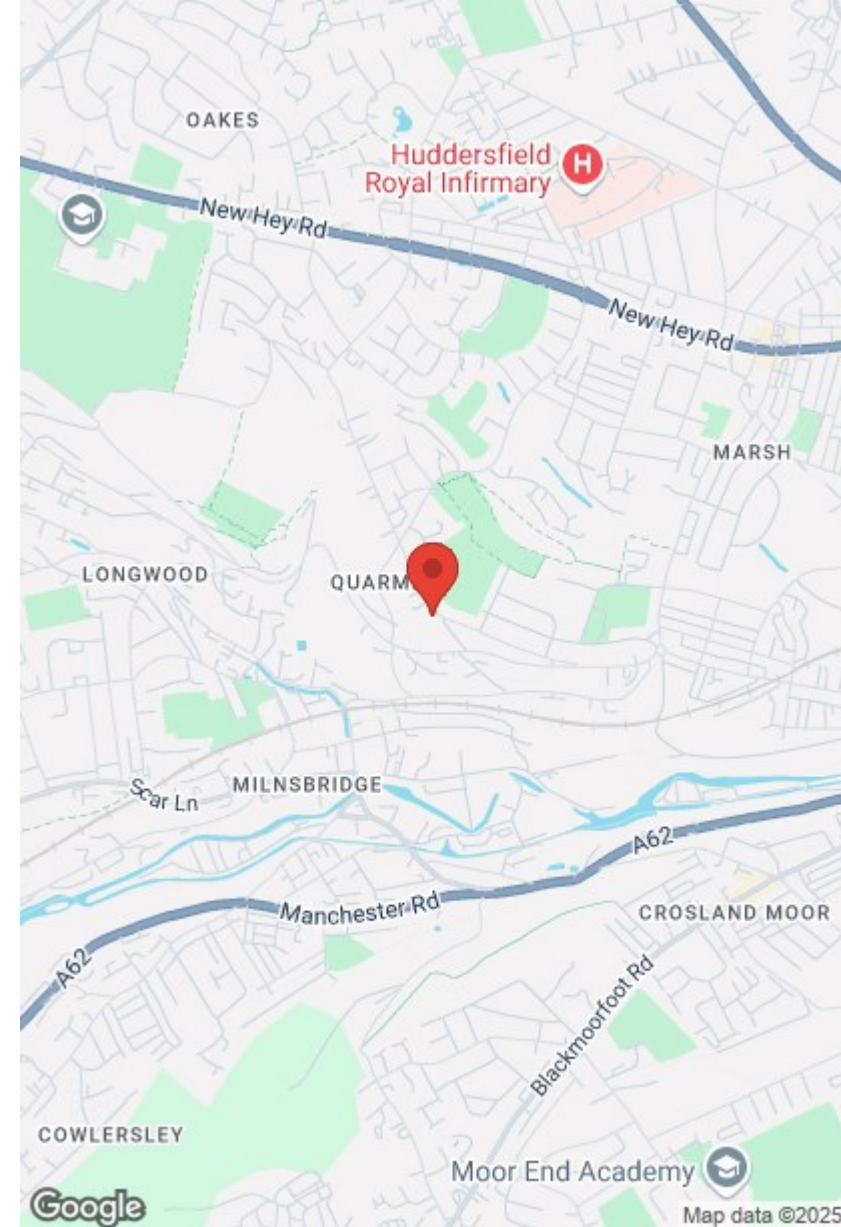
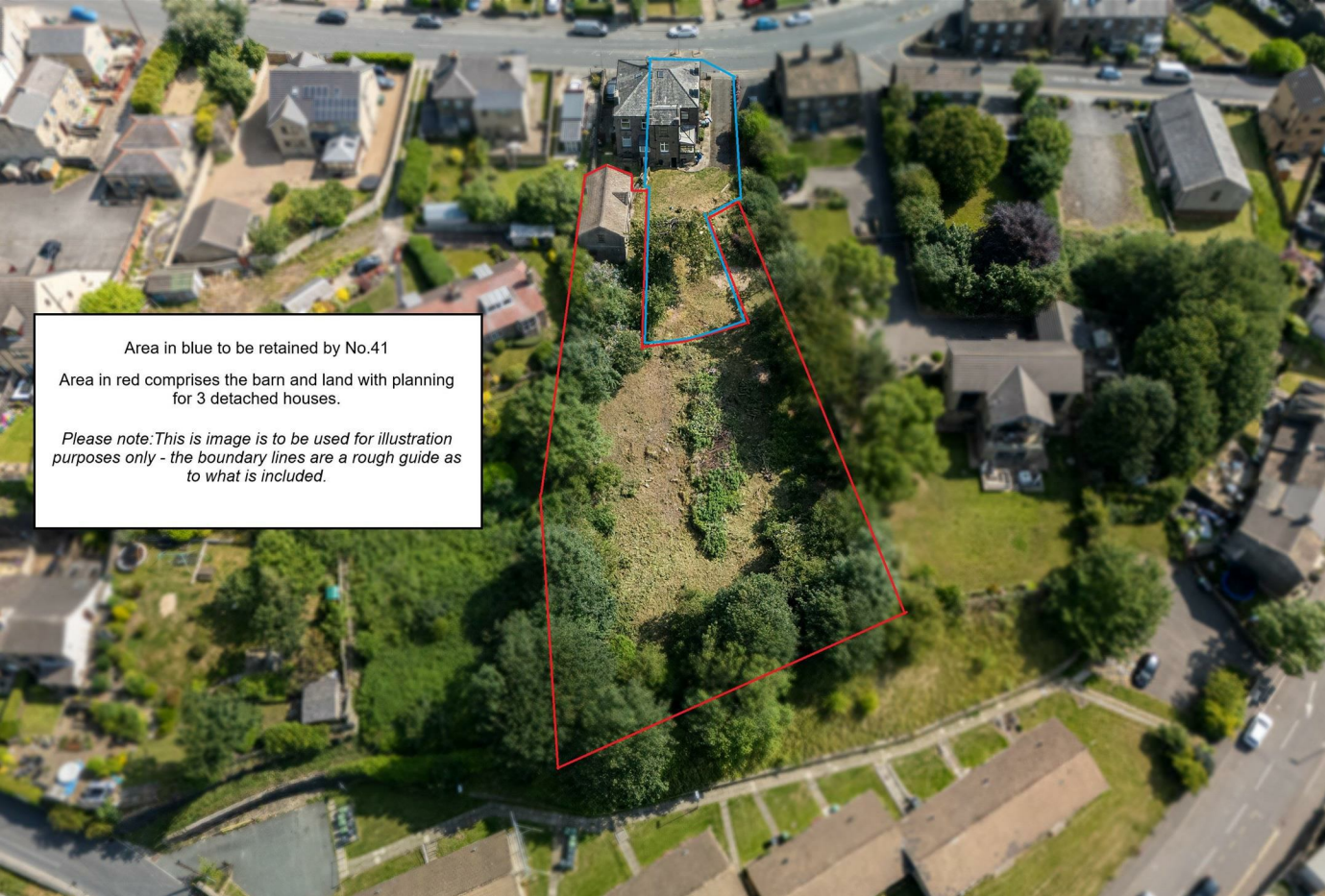
ONLINE CONVEYANCING SERVICES:

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

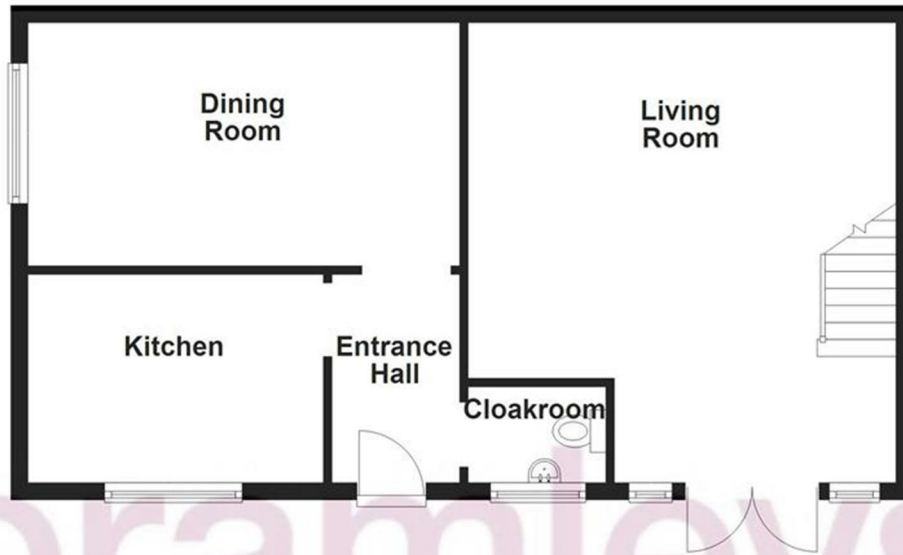
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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

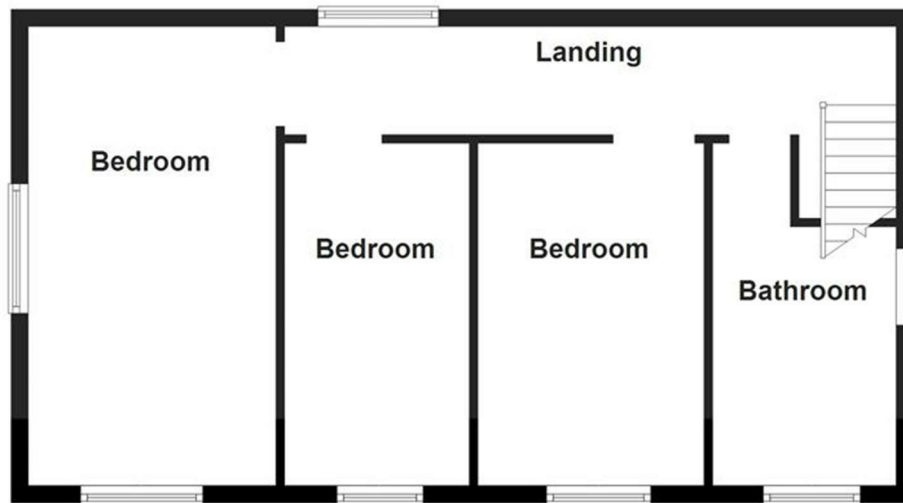


northern design partnership			
TRAVELLER RESIDENCES The Chapel, Millfield Road Huddersfield, West Yorkshire HD13 9JL			
www.northerndesignpartnership.co.uk			
DATE	10/01/2025	BY	AD
PROJECT	PROPOSED DEVELOPMENT AND TO THE REAR OF 11 QUARRY FARM QUARRY FARM Huddersfield HD13 9JL		
PROJECT	SITE LAYOUT AND SECTION A-A		
SCALE	1:200 AT A1	1:200 AT A2	1:200 AT A3
DATE	10/01/2025	BY	AD
PROJECT	2341		
DATE	10/01/2025	BY	AD

Ground Floor



First Floor



Huddersfield | Halifax | Elland | Mirfield

