



142 Brooke Street, Brighouse, HD6 3DU

Offers In The Region Of £135,000

- Planning Permission Granted – Ref: 20/00601/FUL
- All Plans & Structural Calculations Prepared – Ready to begin construction immediately
- Design for a Large 5-Bedroom Detached House
- One House Already Built on Site – Viewable for size/layout comparison
- Only One Plot Remaining
- Retaining Wall Built – Space behind it allows infill from excavations to create a near-level garden



Property Overview

A rare opportunity to acquire the last and largest plot on this exclusive development of just three properties in Brighouse, West Yorkshire. This generous plot comes with full planning permission and building regulations drawings, making it a turnkey prospect for developers or self-builders alike.

Overlooking the peaceful Bramston Gardens, and located in a sought-after residential area, the site offers the perfect balance of tranquillity and convenience.

Location

Situated on Brooke Street, this elevated site enjoys open views across the neighbouring park and is a short walk from Brighouse town centre, local schools, and transport links, including easy access to the M62.

Summary

This is a ready-to-go development opportunity with planning, designs, and structure calculations already done—just step in and start building. Ideal for seasoned developers or ambitious self-builders looking to create a bespoke home in a thriving market town.

Agent Notes & Disclaimer.

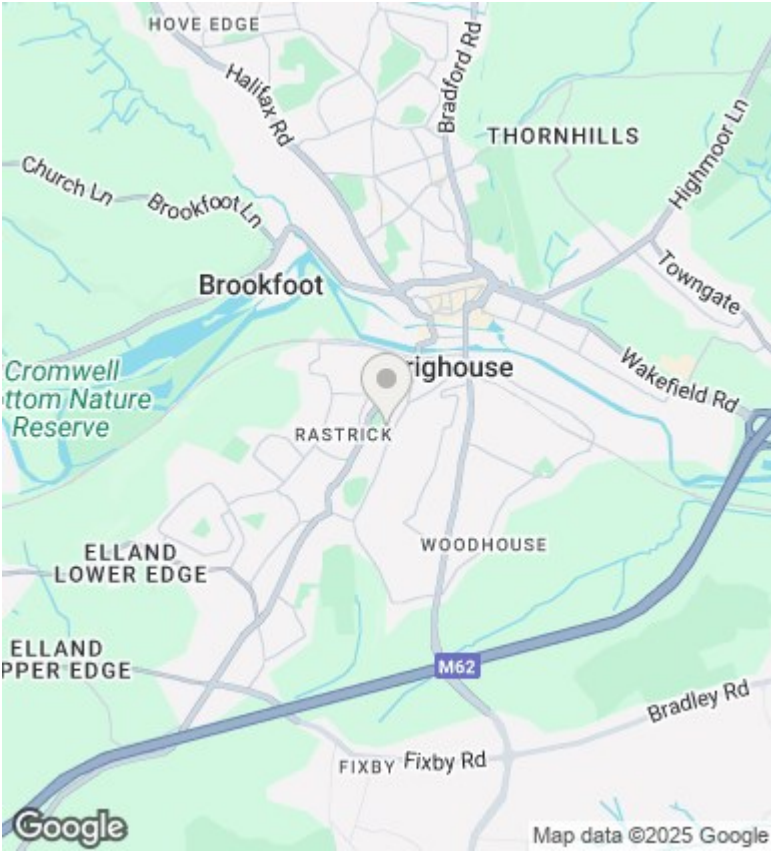
The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 