

# Peter David

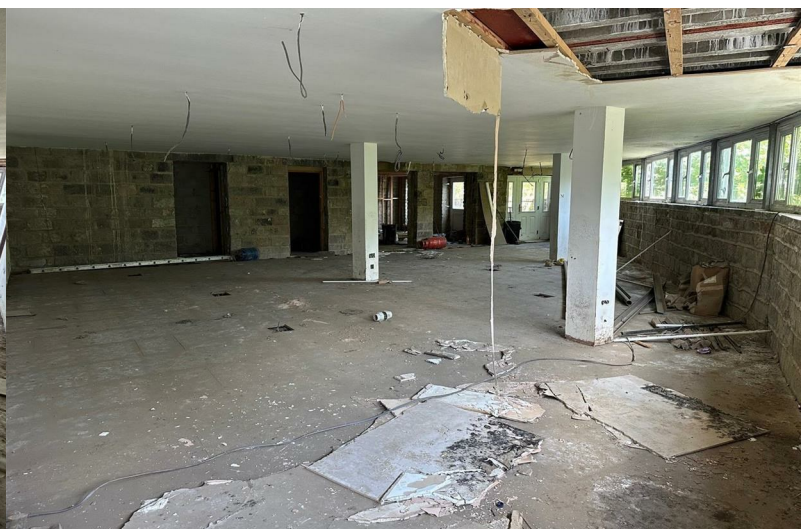
# Properties Ltd

Residential Sales and Lettings



**Hebble End,**

**Offers Over £150,000**







**\*\*\* ATTENTION BUILDERS AND DEVELOPERS \*\*\***

Peter David are delighted to bring this opportunity to create a unique apartment in this otherwise completed historic mill conversion known as Canal Works. Positioned between the Rochdale Canal and the River Calder, the apartment will be set in the heart of the town only minutes away from the centre of this vibrant town.

Planning permission was granted in November 2023. Full details can be found on the Calderdale Planning Portal ref 20/00519/FUL.

The sale also includes the 3 unit workshops shown on the green edged plan which have benefitted from previous planning permission.

To view, please contact the office.

- **\*\*\* ATTENTION BUILDERS AND DEVELOPERS \*\*\***
- **PLANNING PERMISSION GRANTED NOVEMBER 2023 FOR CONVERSION TO AN APARTMENT**
- **UNIQUE OPPORTUNITY IN THE HEART OF HEBDEN BRIDGE**
- **CREATE AN AMAZING LIVING SPACE IN THIS VIBRANT TOWN**
- **OVER 340 SQUARE METRES**
- **PLANNING REF 20/00519/FUL**
- **CASH BUYERS ONLY**
- **SALE INCLUDES THE 3 UNIT WORKSHOPS SHOWN ON GREEN ETCHED PLAN**
- **TO VIEW PLEASE CONTACT THE OFFICE**





## Road Map



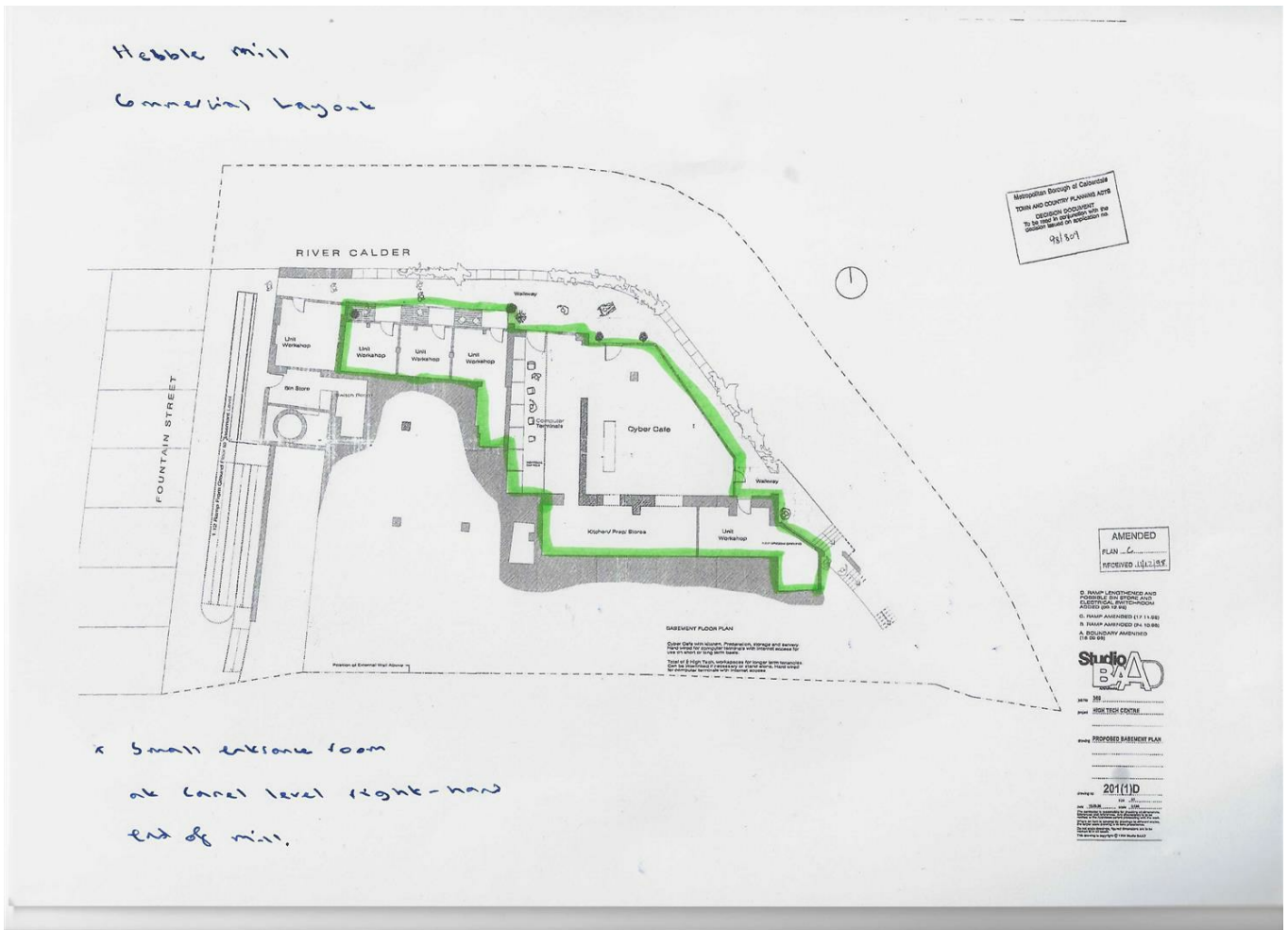
## Hybrid Map



## Terrain Map



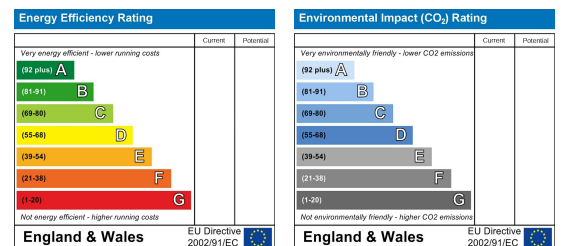
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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