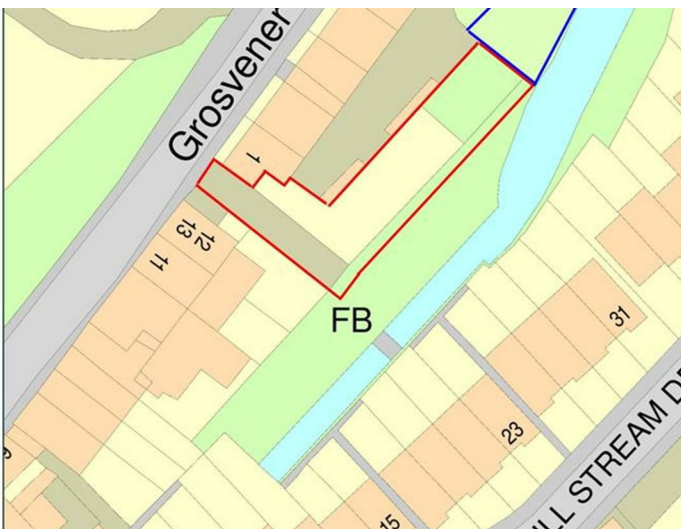


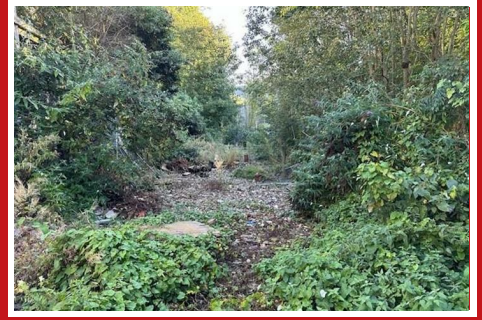


Grosvenor Place, Luddendenfoot

£125,000



Site Plan shows area bounded by: 403728.05, 425094.64, 403869.47, 425236.07 (at a scale of 1:1250), OSGrdRef: SE 3792516. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.
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Peter David Halifax are delighted to offer this building plot with planning approval to build two three bedroom detached properties. Full details can be found here on the Calderdale Planning Portal - Planning application 19/00395/FUL

- ***** ATTENTION BUILDERS AND DEVELOPERS *****
- BUILDING LAND FOR SALE
- TO BUILD TWO x THREE BEDROOM DETACHED HOMES
- FULL DETAILS ON THE CALDERDALE PLANNING PORTAL
- Planning application 19/00395/FUL

VIEWINGS

The site is accessible on foot. Please see the directions below.

DIRECTIONS

Postcode HX2 6NL. From Burnley Road drive up Luddenden Lane and you will see Grosvenor Place on your right. The building land access can be found immediately above number 11. Walk down the concrete slope to the plot as detailed in the plans.

PLEASE NOTE

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**



Road Map



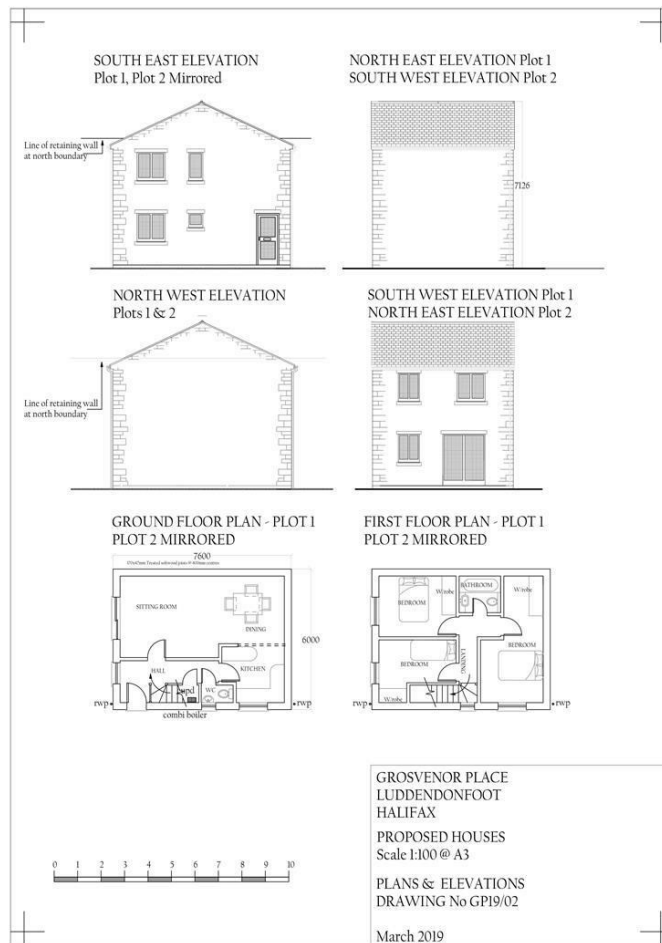
Hybrid Map



Terrain Map



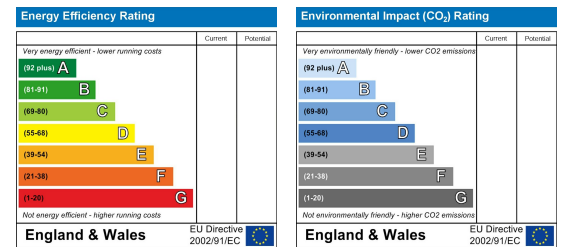
Floor Plan



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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