

Peter David

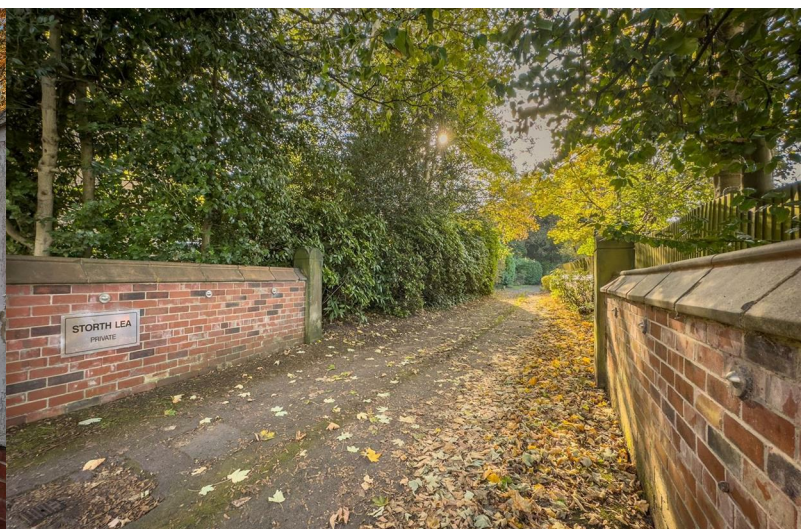
Properties Ltd

Residential Sales and Lettings



Huddersfield Road, Elland

£750,000





*** DEVELOPMENT OPPORTUNITY *** FIVE DETACHED NEW BUILDS PLUS EXISTING MANOR HOUSE ***

Storth Lea is a six bedroom detached residence built in 1905 which sits in gardens of approximately one acre accessed by a private driveway and surrounding woodland.

The property benefits from granted planning permission for an additional five detached four- and five-bedroom dwellings, which can be found on the Calderdale Planning Portal by following the reference numbers: 08/02029/FUL and 20/00331/FUL.

Located in between the town of Elland and the M62 network, the location provides excellent links to the larger cities of Leeds and Manchester. We also understand a new train station is soon to be built in Elland providing even better commuter options. More details available.

Built in 1905, Storth Lea is currently split into two three-bedroom apartments, both benefitting from their own internal access and gardens, the property requires modernisation. Our sale includes the whole of Storth Lea and the surrounding gardens along with the granted planning permissions to build a further five detached homes.

To view by appointment, please contact Peter David Halifax.

- ATTENTION BUILDERS AND DEVELOPERS
- 1.15 ACRES WITH PLANNING FOR FIVE DETACHED HOMES
- INCLUDES SUBSTANTIAL 6 BED DETACHED RESIDENCE IN NEED OF MODERNISATION
- EXCELLENT COMMUTER LINKS M62 Jn 24 ONLY 5 MINS DRIVE
- WOODLAND SETTING
- INCREDIBLE DEVELOPMENT OPPORTUNITY
- CALDERDALE PLANNING PORTAL REF 20/00331/FUL AND 08/02029/FUL

Planning permission

Apartment 1 - Planning permission granted for two detached dwellings within the gardens of Apartment 1.

Planning permission

Apartment 2 - Planning permission granted for three detached dwellings within the gardens for Apartment 2, with foundations already in place for the development.

Services

We understand all mains services are present.

Directions

Please use the postcode HX5 9JS for sat nav directions. Access is via the long private driveway.

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

Peter David Properties Ltd

Residential Sales and Lettings

Lower Ground

Cellar

4600 x 6000

Cellar

2150 x 3950

Cellar

5175 x 6625

Cellar

5725 x 2475

Cellar

6375 x 1925

Cellar

4950 x 4275

Cellar

4225 x 4275

Cellar

3675 x 2150

Front Ground

Sunroom

2575 x 4550

Bedroom

4550 x 6000

Sunroom

2575 x 3000

Lounge

4950 x 4275

Lounge

3775 x 4275

Bedroom

5150 x 4300

Bedroom

3500 x 2225

Kitchen

3600 x 2125

Bathroom

2175 x 3150

1st Floor

Lounge

4550 x 4850

Bed

2100 x 3250

Bedroom

5175 x 4975

Lounge

4000 x 4275

Kitchen

4250 x 4275

Bedroom

3600 x 3975

Bathroom

2175 x 3150

Ensuite

2175 x 3150

HX5 9JS

Internal - 452m2

This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales EU Directive 2002/91/EC					

62

25

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.

361 Skircoat Green Road,
Halifax
HX3 0RP

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk

www.peterdavid.co.uk