



**Windmill Farm Burned Road, Shelf, Halifax, HX3 7PT**  
**£1,250,000**

A fantastic development opportunity, occupying a prime location on the outskirts of Halifax, within the village of Shelf and close to the local amenities and transport links. The plot extends to approx 0.98ha (2.42 acres) and includes an unoccupied farm house and outbuildings.

## EPC RATING (ON FARM HOUSE) - G

Windmill Farm offers an exciting opportunity to acquire the current farmhouse, outbuildings and adjoining land to potentially develop in a semi rural location in Halifax. The current dwelling is a large 6 bedroom residence in need of renovation which could be improved or removed to allow space for further development. The site is predominantly flat and is well positioned close to the village amenities and transport links.

The site has been assessed by the Council with a preferred usage as a New Housing Site, with an indicative capacity of 32 dwellings. Further details can be accessed by following the links below:

Site Number - LP1037

<https://calderdale-consult.objective.co.uk/kse/event/37275/section/ID-6066821-501#ID-6066821-501>

<https://www.calderdale.gov.uk/docs/local-plan/LP1037.pdf>

NB The existing dwellings on the land are in a dilapidated and dangerous condition and under no circumstances should it be entered. There is debris which could cause injury so visitors should proceed with caution and wear personal protection equipment including safety footwear.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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