

FOR SALE

Land
Lower Brockwell Lane
Triangle
Sowerby Bridge

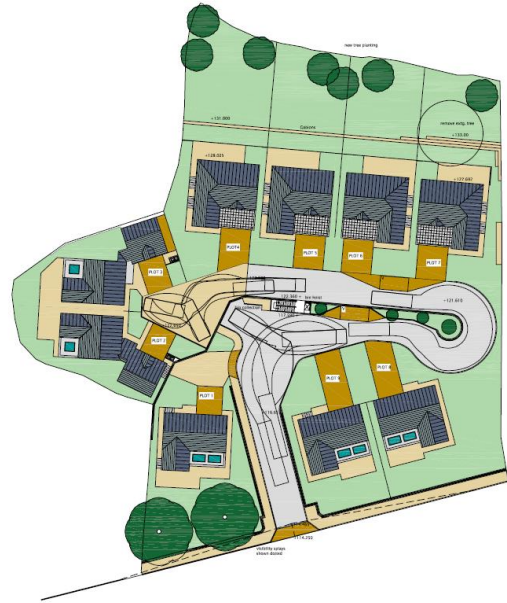
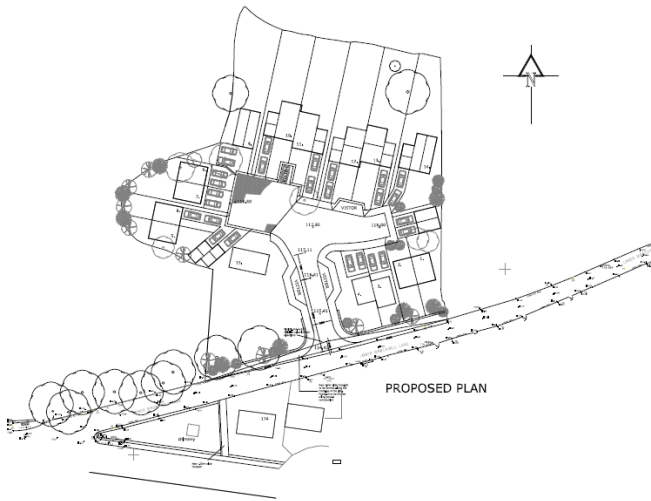
- Residential Development Site
- 1.36 acres (0.55 hectares)
- Outline Consent for 15 Dwellings
- Revised Consent for 9 Executive Homes Submitted



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Location

The site is located off Lower Brockwell Lane, a short distance north of the junction with Rochdale Road in the Triangle area of Sowerby Bridge.

Sowerby Bridge itself is a busy Market Town within the Metropolitan Borough of Calderdale and the County of West Yorkshire.

The site occupies an elevated position overlooking Rochdale Road. To the east and west are further open fields, creating an attractive amenity however the site maintains good access to Sowerby Bridge Town Centre which is a short distance east and a number of retailers, bars and restaurants can be found.

Description & Planning

The property briefly comprises a substantial parcel of land off Lower Brockwell Lane.

In April 2020 a residential application for the outline consent of fifteen dwellings was approved under reference 19/01442/OUT. The scheme provides twelve semi-detached and three detached. We are informed there has been a material commencement on site which has cemented the application.

A revised planning consent has been submitted, relating to the development of 9 larger dwellings. This is expected to be decided by the end of Q1 2023. Further details are available on the Calderdale planning portal reference 22/00605/FUL.

Price

£1,000,000

Tenure

The Freehold interest in the property is being offered For Sale with full vacant possession.

VAT

The price quoted is exclusive of VAT (if applicable).

Legal Fees

Each party to be responsible for their own legal fees incurred in any selling transaction.

Viewing

For more information or to book a viewing please contact the sole selling agent:

Jack Spencer

Direct Line: 01422 430013

Email: Jack.Spencer@walkersingleton.co.uk

Ref: 39219

Apr-23



Property House, Lister Lane, Halifax, HX1 5AS

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