

FOR SALE

**Land at Halifax Road
Todmorden
OL14 5SZ**

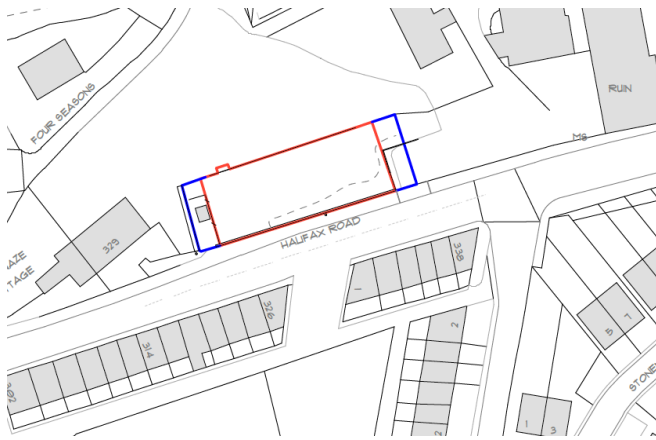
- **Development Land**
- **0.15 Acres (0.06 Hectares)**
- **Outline PP for 3 Dwellings**



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Location

The property is located within a predominantly residential area along Halifax Road approximately one-mile East of Todmorden Town Centre. Todmorden is a busy market town within the Metropolitan Borough of Calderdale.

Description

The property briefly comprises a broadly rectangular parcel of land with frontage on to Halifax Road. The site is of a relatively level topography throughout and comprises mostly lawn together with some smaller areas of shrubbery.

Planning

The property benefits from Outline Planning Permission under Application Ref: 18/01472/OUT for residential redevelopment into 3 dwellings. Full details of the application and decision notice including drawings are available for inspection via the Planning Portal on the Local Authority Website www.calderdale.gov.uk using the Planning Application Reference number.

Guide Price

£75,000

Accommodation

The Total Approximate Internal Floor Area:		
	Acre	Hectare
Total Approximate Site Area	0.15	0.06
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Tenure

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

Terms

The purchaser must be in a position to exchange contracts within 14 days of agreeing the memorandum of sale. Further details on the terms and conditions of the sale are available upon application.

VAT

The price quoted are 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:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Jack Spencer

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Ref: 39755

Feb-20



Property House, Lister Lane, Halifax, HX1 5AS

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