

bramleys

COMMERCIAL

For Sale

Midway House

51-53 Huddersfield Road

Meltham

Holmfirth HD9 4AF

Price: Offers in
Excess of
£575,000



RESIDENTIAL DEVELOPMENT/CONVERSION OPPORTUNITY

- Proposed conversion of existing office building and barn plus 4 new build semi-detached dwellings on rear paddock
- Popular and sought after residential location within walking distance of amenities within Meltham village centre
- Planning permission granted under application numbers 2021/93622, 2021/93491 and 2021/93604

• OFFICE • DEVELOPMENT LAND/CONVERSION • RETAIL • INDUSTRIAL

DESCRIPTION

The property comprises a three storey stone built Grade II Listed office building positioned fronting Huddersfield Road in the centre of Meltham village.

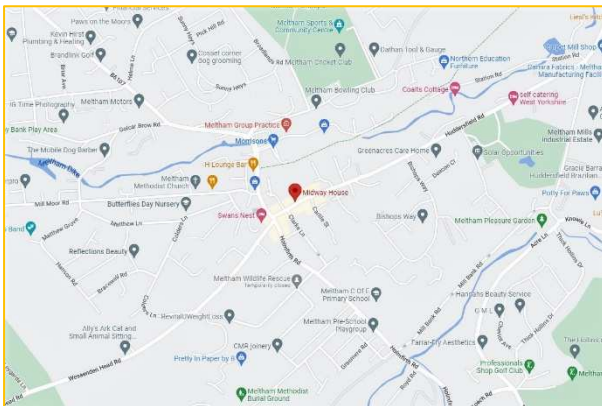
It has been occupied as offices for a number of years and provides good quality office accommodation extending to approximately 213.5m² (2,298ft²). In addition there is a single storey stone built barn and a paddock to the rear with planning permission having been granted for conversion of the office building into 2 dwellings, conversion of the barn and the erection of 4 new semi-detached dwellings on the paddock.

The total floor area to be provided by the proposed new dwellings is approximately 6,700ft²/7,500ft². The overall site area is approximately 0.6 acres.

LOCATION

Meltham is a town approximately six miles to the southwest of Huddersfield on the fringe of the Peak District, having a range of local amenities including shops, schools and bus routes that lead to Huddersfield town centre.

The property is positioned along Huddersfield Road in the centre of the village within walking distance of all local amenities provided by it. Once developed, it will provide a bespoke courtyard development with easy access to all amenities provided by the village, including a Morrisons supermarket, a Cooperative convenience store, cafes, restaurants and local independent businesses. In addition, this is a popular residential location on the edge of the Peak District National Park close to expansive areas of open countryside.



PROPOSED DWELLINGS

Midway House

2 bedroom cottage circa 700ft²
3 bedroom cottage circa 1,000ft²

Barn Conversion

3 bedroom dwelling circa 1,000ft²

New Build

4 semi-detached properties
x 1,000ft² - 1,200ft² each circa 4,000ft²/4,800ft²

Total **circa 6,700ft²/7,500ft²**

ASKING PRICE

Offers in excess of £575,000

TENURE

The property is held under a freehold title.

LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council
Planning Service
PO Box B93, Civic Centre
Off Market Street
Huddersfield HD1 2JR

Planning permission has been granted under application numbers 2021/93622, 2021/93491 and 2021/93604 for the change of use and alterations to form living accommodation and erection of residential development.

WATER AUTHORITY

Yorkshire Water
PO Box 52
Bradford
BD3 7YD

VIEWING

Contact the Agents.

Jonathan J Wilson
Jonathan.wilson@bramleys1.co.uk
07766 774500

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: D (Expires 29 July 2028)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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t: 01484 530361

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