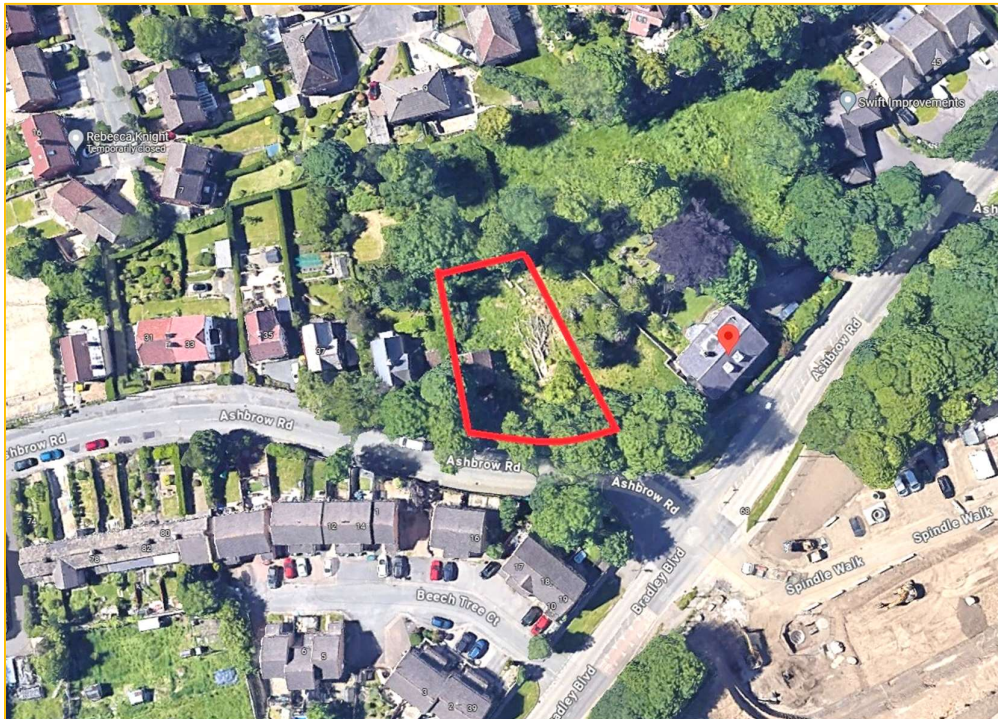


Land adjacent to:
41 Ashbrow Road
Fartown
Huddersfield HD2 1DX

Asking Price:
£270,000



DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION FOR 5 DWELLINGS WITH INTEGRAL GARAGES

- The consent forms part of a larger approval with an adjoining site
- Positioned in a sought after residential location approximately 2.5 miles to the north of Huddersfield town centre

DESCRIPTION

The property comprises the former garden area of a large detached property which extends to approximately 0.55 acres. The site is largely rectangular in shape and has a vehicular entrance off Ashbrow Road.

It is positioned in a predominantly residential area with detached and semi-detached dwellings along Ashbrow Road.

The property is available with planning permission under Application No. 2022/62/90852 which provides consent for the construction of 5 dwellings with integral garages as part of a mixed use development with the adjoining site which has consent for a retreat building.

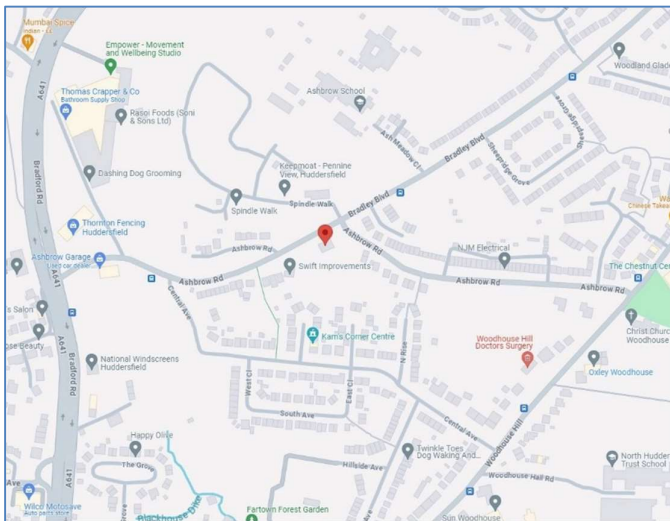
The availability of this site presents an excellent opportunity for a small developer to acquire land with a recently granted planning permission and in an area which commonly attracts good demand in the resale market.

LOCATION

The site is located along Ashbrow Road a short distance from its junction with Bradford Road approximately 2.5 miles to the north of Huddersfield town centre.

The site is accordingly well positioned for access to Huddersfield town centre, is on a bus route, and is near to local schools.

The area also benefits from good access to Junctions 24 & 25 of the M62 motorway network and is near to local amenities, including convenience stores and an Asda Superstore nearby.



ACCOMMODATION

Site Area 0.55 Acres

The site extends to approximately 0.55 acres and has planning permission for the provision of 5 houses.

ASKING PRICE
£270,000.

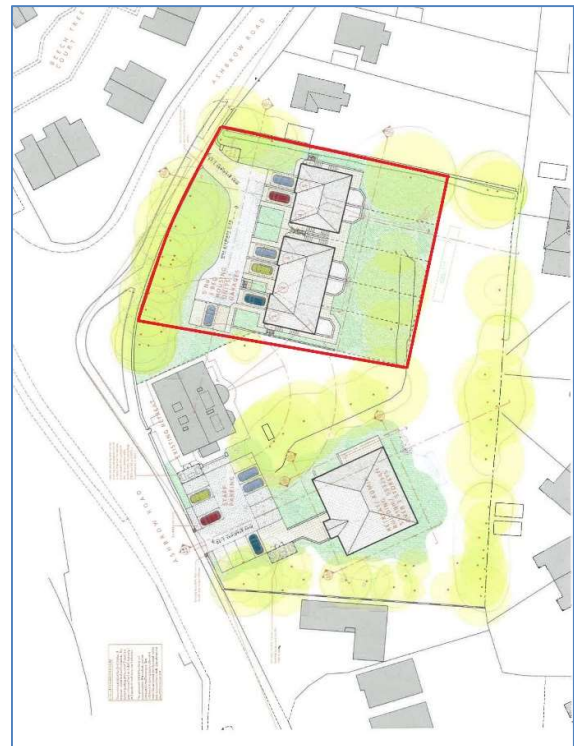
TENURE
Freehold

PLANNING
A copy of the planning decision notice and plans can be obtained from the agents office on request.

CONTACT

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

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



bramleys.com/commercial

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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