

Charnock Bates

The Country, Period and Fine Home Specialist



Dirk Carr Farm
Bradford Old Road, Claremount, HX3 6UG





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Summary Description

Set within a picturesque semi-rural location, Dirk Carr Farm provides a fantastic residential development opportunity to refurbish the existing farmhouse and cottage, with planning permission granted to convert the barn/outbuildings to create two further spacious dwellings. Further information can be found via the Planning reference number 20/01115/FUL.

This truly unique opportunity will be of particular interest to the investor buyer or those looking to build their own one-off dream home. An additional four acres of grazing land is available subject to separate negotiation.

Location

Situated within the sought after location of Claremount conveniently positioned for easy access to the M62, as well as excellent public transport links to Manchester and Leeds. Halifax town centre is close by and benefits from a variety of high street stores, supermarkets, leisure facilities and train station providing regular services regionally with connecting services to the national rail network. Shibden Valley is located a short distance away being sparsely populated with only a small number of mainly traditional period detached homes and stone cottages the area boasts a network of walking routes and bridleways ideal for outdoor leisure and equestrian pursuits. Nearby Shibden Hall is a Grade II listed Historic House made world famous by the recent Gentleman Jack television series. Lee Lane is known in cycling circles as the 'Cote de Shibden Wall' having formed part of the Tour de Yorkshire route.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

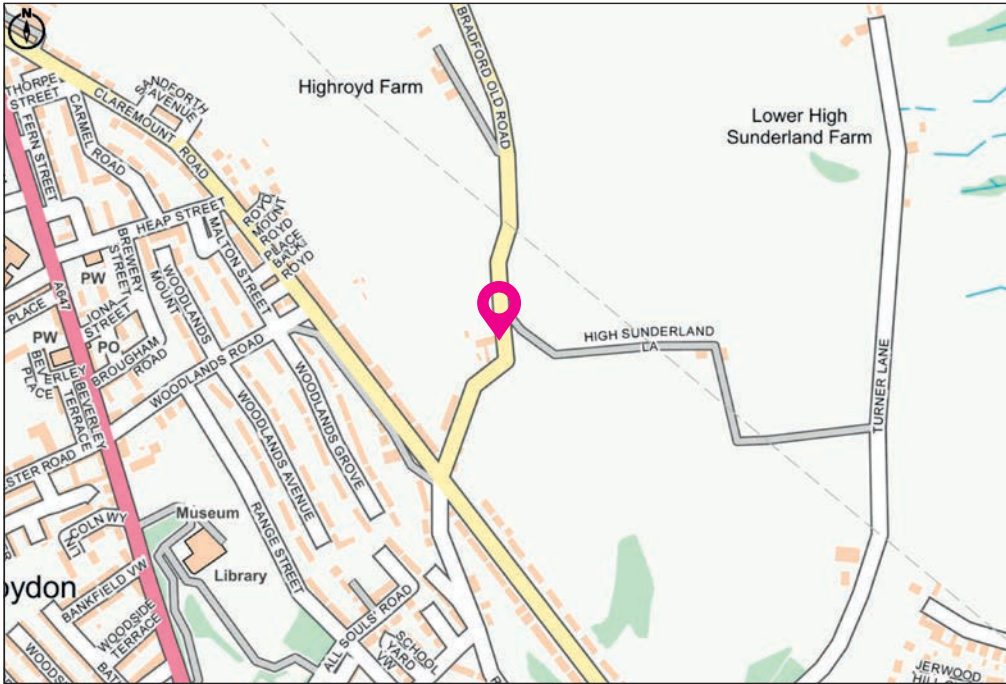
Calderdale MBC Band B

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.







Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold

Directions

From Halifax Town Centre follow the A58 taking a left turn onto New Bank. Continue forward until turning left onto Claremount Road, proceed forward until taking a right turn onto Bradford Old Road. Continue for a short while until reaching Dirk Carr Farm on your left hand side as indicated by our Charnock Bates board.

EPC Rating

EER: Current 33 – Potential 97

Local Information

Nearest Stations

Halifax	1.5 miles
Brighouse	5.0 miles

Nearest Schools

St Joseph's Catholic Primary School	0.5 miles
Beech Hill School	1.3 miles
Salterlee Primary School	1.7 miles
Brighouse High School	3.6 miles
North Halifax Grammar School	2.8 miles

Motorway Network

Junction 25, M62	5.9 miles
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For illustration purposes only

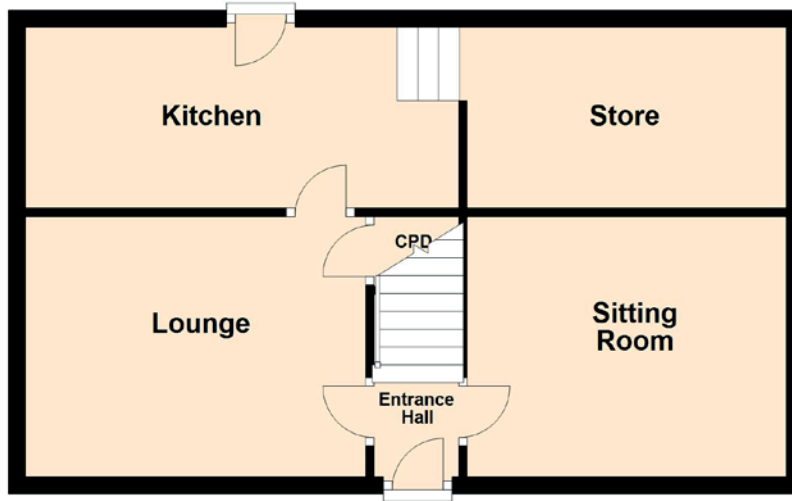


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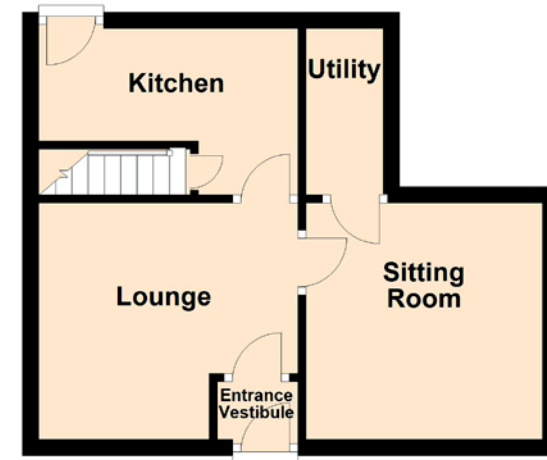


Current Floor Plans

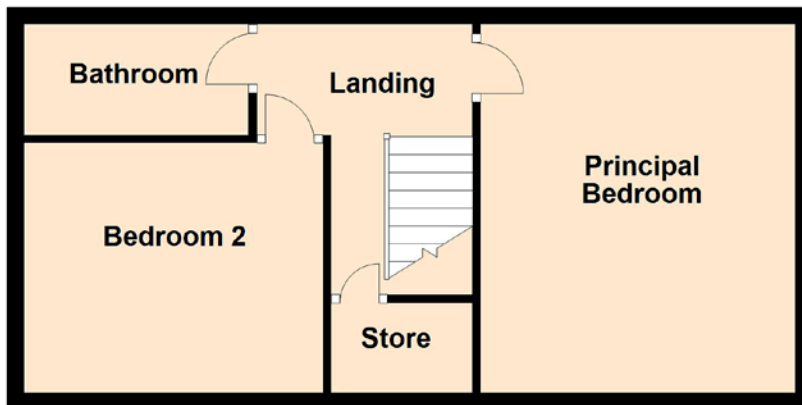
Farmhouse Ground Floor



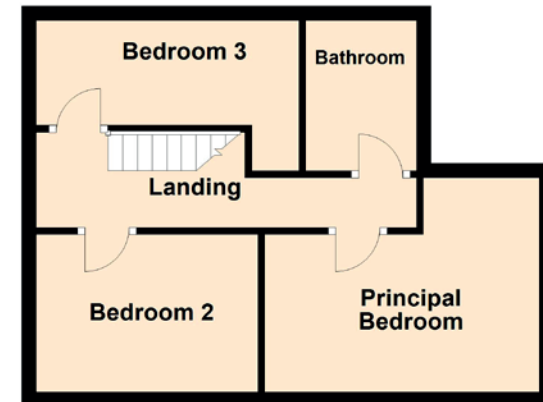
Cottage Ground Floor



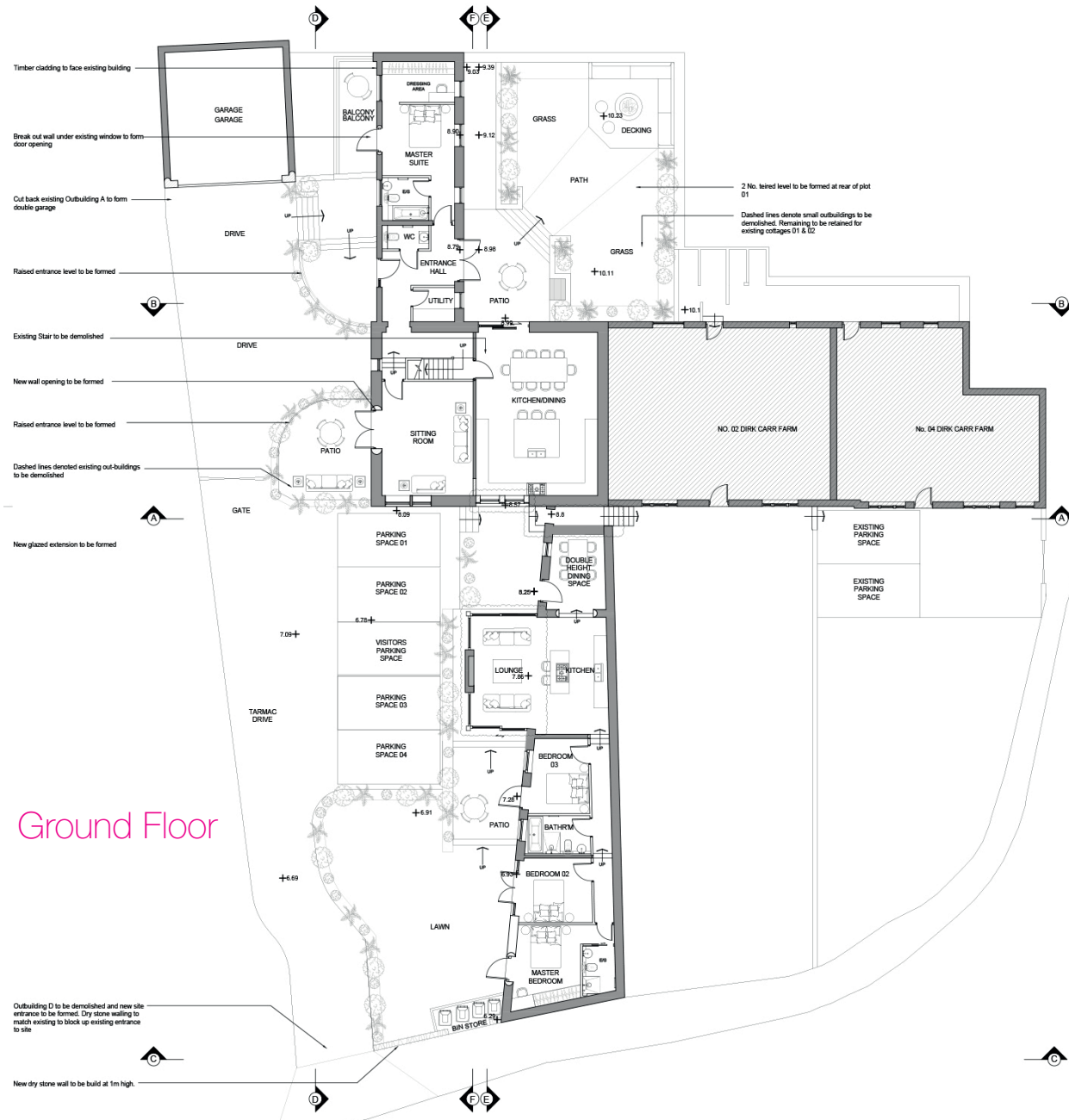
Farmhouse First Floor



Cottage First Floor

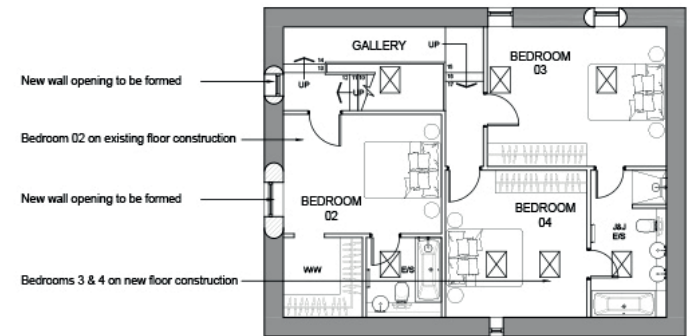


Proposed Floor Plans



Ground Floor

First Floor



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