

Charnock Bates

The Country, Period & Fine Home Specialist



Garage at Riding Hill Farm
Riding Hill, Halifax, HX3 7TS



EUROPEAN
TRACTOR
SALES



Garage at Riding Hill Farm

Riding Hill
Halifax
HX3 7TS



- **PLANNING TO CREATE A 1-BEDROOM, 1-BATHROOM PROPERTY**
- **OUTDOOR SPACE WITH GARDEN/PATIO & PARKING AREA**
- **SOUGHT-AFTER RURAL LOCATION**
- **PLANNING REFERENCE NUMBER: 24/00073/FUL**

Guide price: £75,000

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Summary

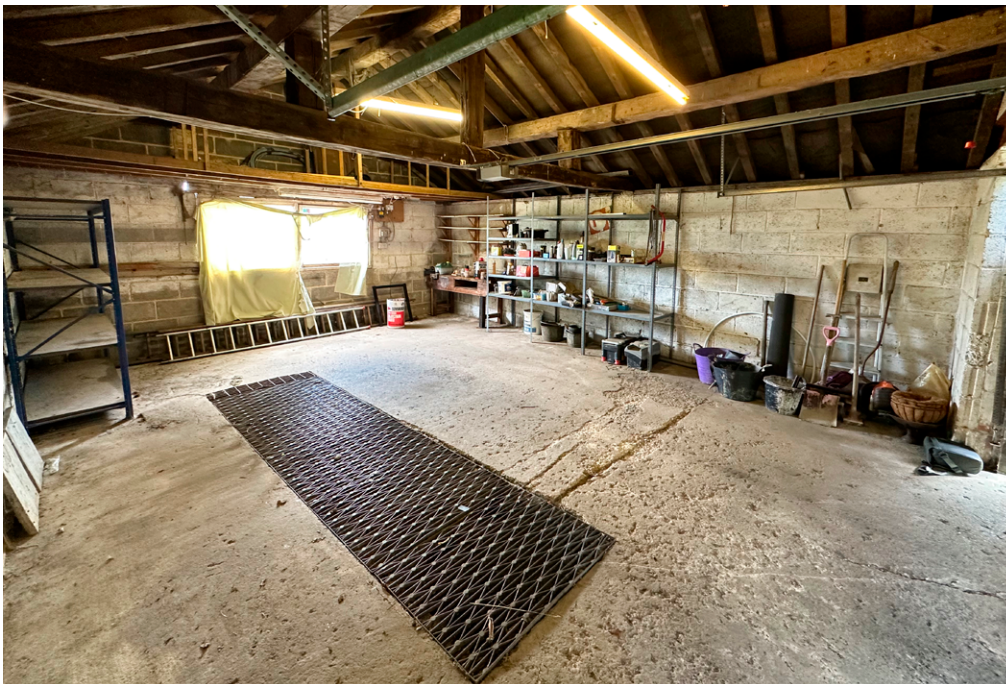
Situated in a beautiful semi-rural hamlet but close to many amenities, offering a unique opportunity in the heart of the greenbelt to convert this detached stone-built garage into an architect designed one-bedroom two-storey dwelling with full detailed planning permission.

There is the potential to expose existing beams and use existing features to make a home with character (including a double-height ceiling in the lounge area).

Calderdale Planning Portal: (Ref. No: 24/00073/FUL) Portal link: <https://portal.calderdale.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=S7TVG6DWJZ000>

The current planning allows for the creation of a well-planned one-bedroom home that would briefly comprise; entry into ground floor living area with bi-fold doors to the front elevation leading onto a patio/garden, kitchen/diner, and steps up to double bedroom and bathroom.

Externally, the property comes with an outdoor space including a garden/patio and parking area, also accessed from the bi-fold doors of the ground floor living area.



Location

The property is conveniently situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme with sought-after local schools including; Northowram Primary School, Shelf Junior & Infant School and Hipperholme Grammar School. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations offering direct services to Leeds and Manchester. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

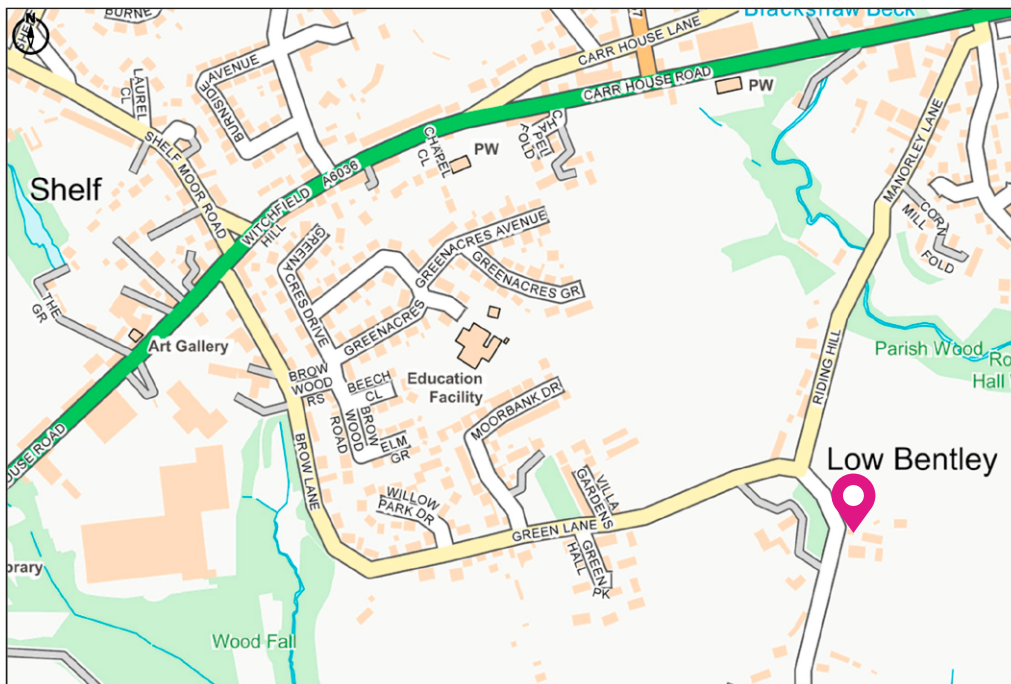
Wayleaves, Easements and Rights of Way

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.





Directions

From Halifax town centre head towards Orange St roundabout, at the roundabout take the third exit on to New Bank (A58) and continue to follow New Bank past Shibden Park and then keep left to continue up Bradford Road. Continue up Bradford Road until you get to Stone Chair roundabout where you are to take your second exit and continue on Halifax Road and then take the first right after the Duke of William. Follow Brow Lane round the corner and Green Hall Park will be the turning on your right-hand side.

For satellite navigation: **HX3 7PZ**

Local Information

NEAREST STATIONS	Low Moor	3.2 miles
	Halifax	4.5 miles
	Brighouse	5.3 miles
NEAREST SCHOOLS	Shelf Junior & Infant School	0.9 miles
	Northowram Primary School	1.9 miles
	Hipperholme Grammar	2.6 miles
MOTORWAY NETWORK	Junction 26, M62	5.2 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	New build
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	N/A
ELECTRICITY SUPPLY	Mains (no current supplier)
GAS SUPPLY	Mains (no current supplier)
WATER SUPPLY	No current supply
HEATING	N/A
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage



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01422 380100

250 Halifax Road
Ripponden
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