



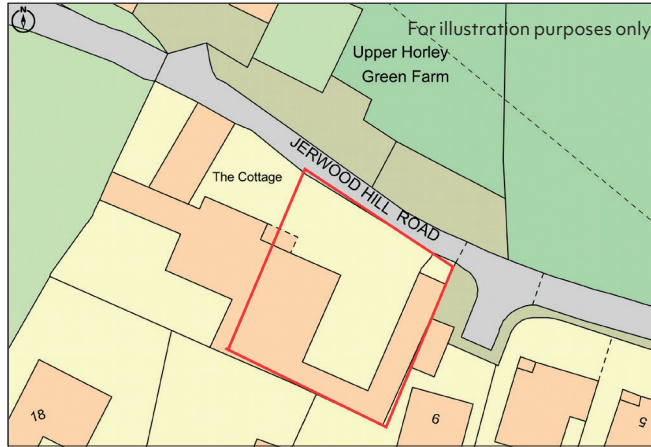
Land For Sale

Land adjacent to
Upper Horley Green Farm
Jerwood Hill Road
Halifax
HX3 6AR

OIEO £200,000



- ▼ Development site with consent for two detached, three-bedroom dormer bungalows
- ▼ Totalling approximately 0.15 acres
- ▼ South-west facing rear gardens and off-road parking
- ▼ Set on the edge of the picturesque Shibden Valley



Description

A unique opportunity to acquire an area of building land with planning consent to create two detached, three-bedroom dormer bungalows. The accommodation for the new homes based on the current planning comprise, ground floor, entrance hall, utility room, WC, open plan dining/kitchen, lounge, en-suite bedroom, first floor landing, two further bedrooms and house bathroom. Externally having south-west facing rear gardens and off-road parking for two cars to the front. The consent will require demolition of the existing farm buildings, including stone barn and stabling. Will be of special interest to small scale developers and self-builders.

Location

The site is set within a semi-rural location enjoying an open outlook to the front elevation over adjoining farmland and the picturesque Shibden Valley beyond. Popular with outdoor enthusiasts and those with equestrian interests a network of footpaths and bridleways make the valley ideal for keen walkers or those looking to enjoy Sunday lunch at the award winning Shibden Mill Inn. Other nearby local landmarks include Shibden Park, The Piece Hall and Eureka Children's Museum. Boasting excellent commuter links by both road and rail connecting Halifax to the northern business centres of Leeds and Manchester.

Site

Area	Acres	Hectares
Total site area (approx):	0.15	0.06

Tenure

The Freehold Interest in the property is being offered for sale.

Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.



Viewing

For more information or to book a viewing please contact the sole selling agents.

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