

Charnock Bates

The Country, Period & Fine Home Specialist



For Sale

**Potential development site
and imposing period house**

at

115 Claremount Road

Halifax

HX3 6JQ

OIRO £900,000



- ▼ Offered to the market with current owners looking to enter an Option Agreement with developer/building
- ▼ Potential development site and existing property occupying a plot totalling approximately 1.29 acres
- ▼ Currently allocated on the Calderdale UDP as Housing Site
- ▼ Popular residential location on the outskirts of Halifax Town Centre
- ▼ Imposing 4-bedroom period detached house with elevated views over Halifax
- ▼ Generous garden to front
- ▼ House and potential development site offered as a single lot or may be available separately by negotiation



Location

Set in an elevated position overlooking Halifax town centre and beyond, the potential development site and house are set within a popular residential location. The town centre is accessible and enjoys an extensive range of amenities including supermarkets, retail shops and places to eat and drink.

Boasting excellent commuter links to the northern business centres of Leeds and Manchester, the area is popular with family purchasers. Halifax Borough Market which was built in 1891 is still serving the local community today, with many independent businesses and food outlets. The Piece Hall, built in 1779 is also still going strong with its quaint shops, now hosting concerts and other entertainment events. Shibden Hall is also within walking distance from the development land and house.

Summary

The development site extends to the side and rear of the existing property, with green-belt fields beyond the land boundary. The site is allocated on the Calderdale UDP as a housing site. Currently no planning consent exists although the current owners have had preliminary plans drawn up for 14 dwellings. There is potential to demolish the existing house and increase the developable area of the site, alternatively the property could be retained and disposed of separately. The owners are looking to enter into an Option Agreement on the site with a developer/builder.

115 Claremount Road is a spacious stone-built period property with 4 bedrooms, retaining original features and high ceilings. There is a large, detached garage stood to the rear of the property and a large garden to the front. There are three large reception rooms downstairs comprising of lounge, snug and kitchen. There are two useful lean-to conservatory type structures joined onto the exterior of the property.

Site

Area	Acres	Sq metres
Total site area (approx):	1.29	5220.43

Energy Performance

Current Rating **D** : Potential **B**

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.





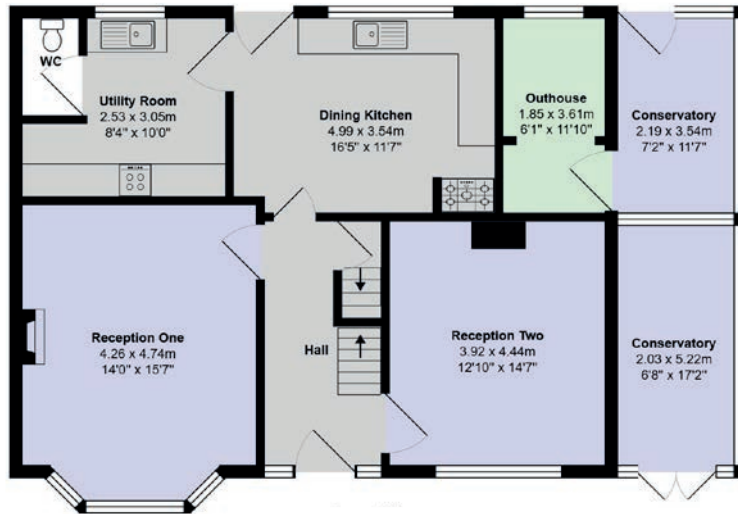




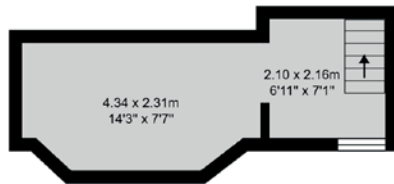
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Floor Plans

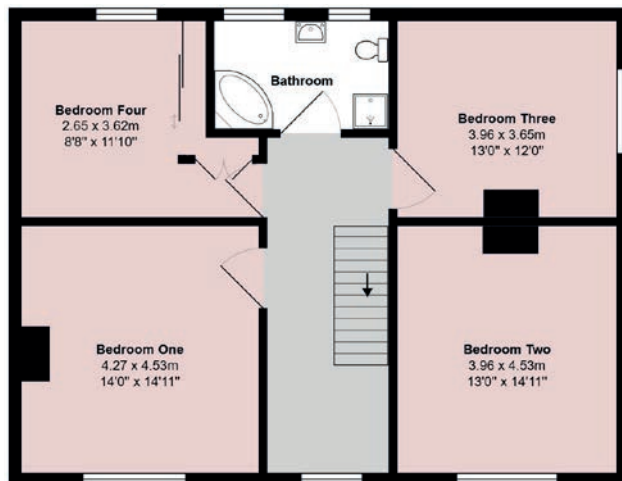
GROUND FLOOR



CELLAR



FIRST FLOOR



Viewing

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

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