

Charnock Bates



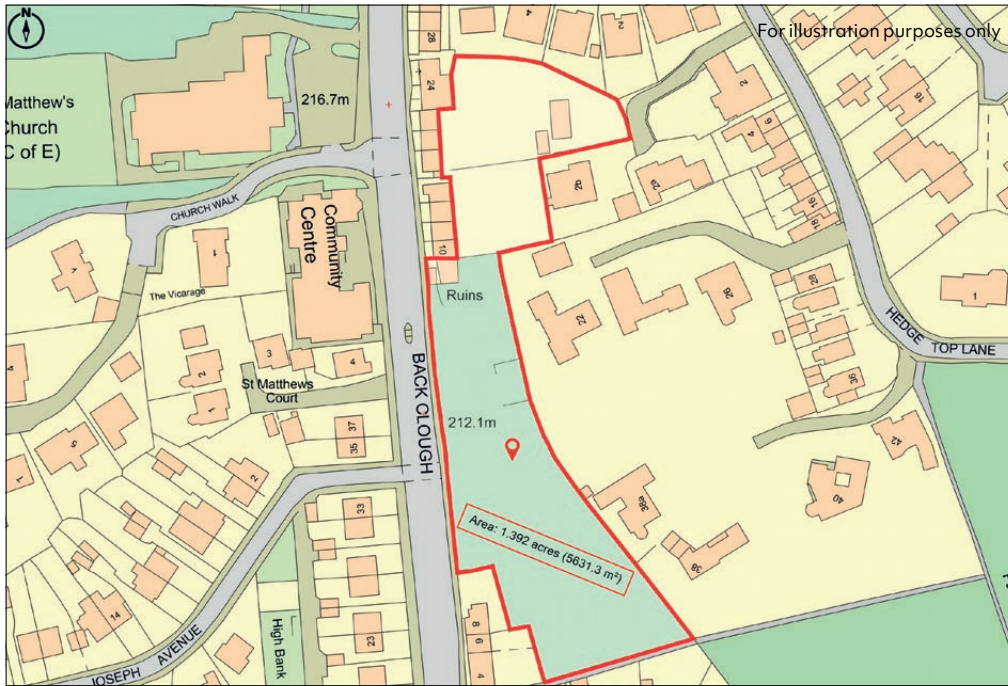
Land For Sale

Land at Back Clough
Bradford Road
Northowram
Halifax
HX3 7HH

OIRO £1.35m



- ▼ Development site with planning consent for the construction of 10 detached houses
- ▼ Totalling approximately 1.392 acres (0.56 hectares)
- ▼ Accessed directly from the A6036 Bradford Road
- ▼ Having excellent commuter links via the M62 motorway and local train services

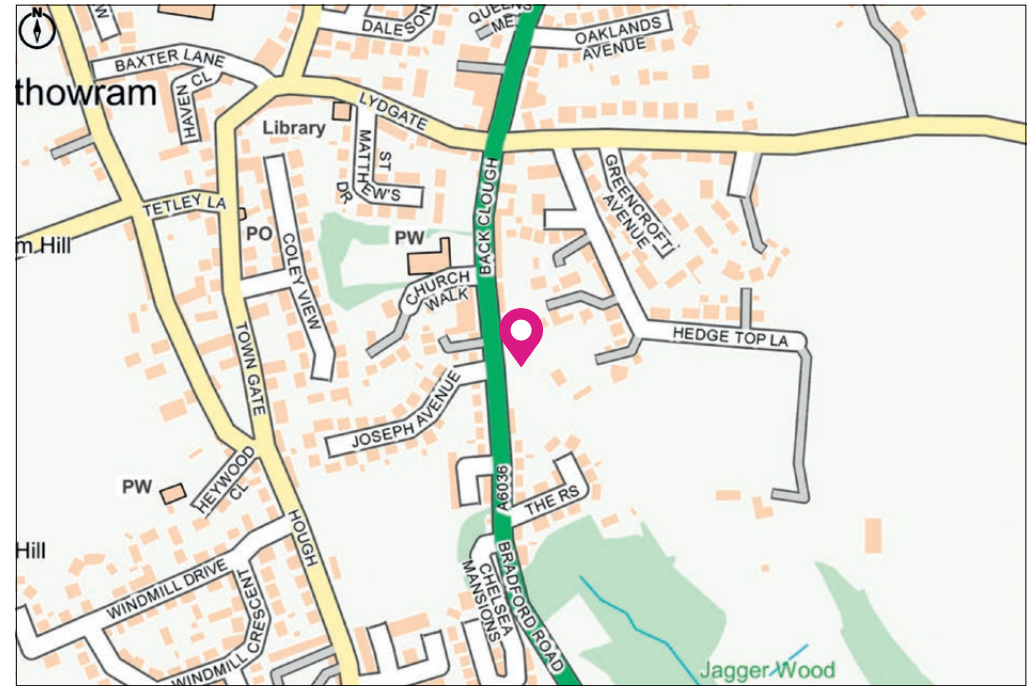


Description

Offered for sale with the benefit of full planning consent for the construction of 10 detached homes passed under two planning applications reference **22/01364/FUL** and **23/00743/FUL**. Details and associated documentation including relevant planning conditions can be viewed via the Calderdale planning portal at calderdale.gov.uk.

The development site is conveniently located in the village of Northowram which is popular with families and boasts a diverse range of local amenities, including a Sainsbury's Local, village shop, hairdressers, and numerous independent shops and retailers. The village also benefits from a junior and infant school, a feeder school for several well-regarded secondary schools in the area including Rastrick High School.

The location has excellent commuter links by both road and rail, with access to the M62 motorway network and local train stations in Halifax and Brighouse.



Location

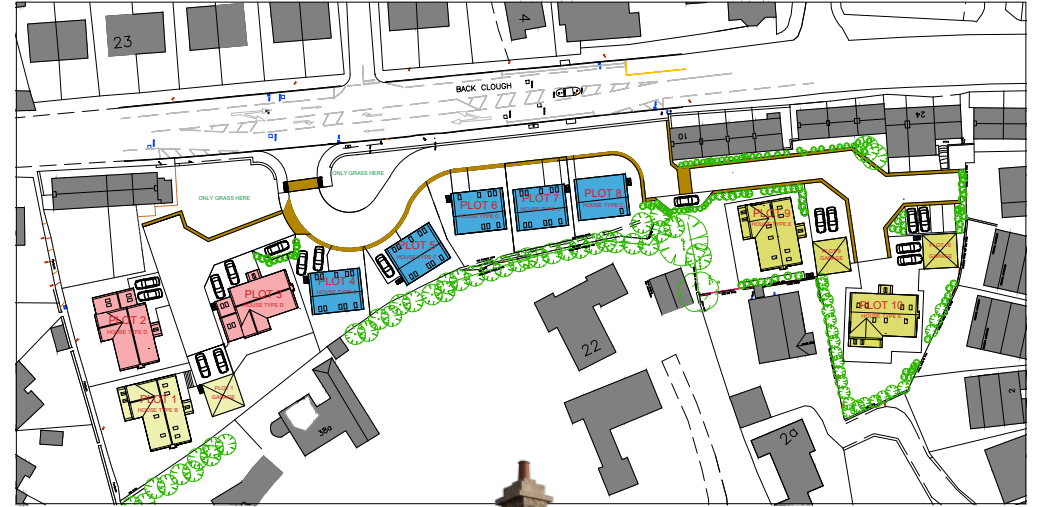
Positioned directly off the A6036 Bradford Road in the village of Northowram, the site is conveniently located between Halifax and Bradford boasting excellent commuter links to the business centres of Leeds and Manchester making it a preferred choice for families and young professionals. Ideally located for a wide range of local amenities offered within Northowram, Shelf and Hipperholme, including a Sainsbury's Local and numerous independent retailers and businesses.

The development is close to local landmarks and stunning countryside including Shibden Hall and park, Shibden Valley and Coley, areas popular with walkers, cyclists and those with equestrian interests.

Site

Area	Acres	Hectares
Total site area (approx):	1.392	0.56





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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