



Old Pottery Barn Pepper Hill, Shelf, Halifax, HX3 7TH

Offers Around £350,000

- : Delightful Rural Setting
- : Planning Permission for 3 Dwellings
- : Gardens & Parking
- : Easy Access to The Local Amenities of Shelf & Northowram
- : Plans Available At Our Office
- : Former Pottery
- : 2 Bedroom 2 Bathroom Cottages
- : Easy Access to Leeds & Bradford
- : Full Planning Permission
- : Site Viewing Strongly Recommended

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Situated in this delightful rural setting, Old Pottery Barn is a former pottery which has full planning permission to be converted into 3 dwellings. The full planning application and plans can be viewed on Calderdale's Council website: <https://new.calderdale.gov.uk> or at our office. The full planning permission was granted on 11th June 2010 ref CO/00400/FUL and the development was partly commenced within the 3 year time limit.

The barn was originally used as a pottery and the present plans are for three 2 bedroomed cottages, which briefly comprise of entrance lobby, lounge with dining area, kitchen, utility room, downstairs cloakroom, two bedrooms both with en suite bathrooms, gardens, and parking.

The properties would enjoy superb panoramic views over the surrounding countryside and provide excellent access to Shelf, Northowram, Halifax, Bradford, & Leeds.

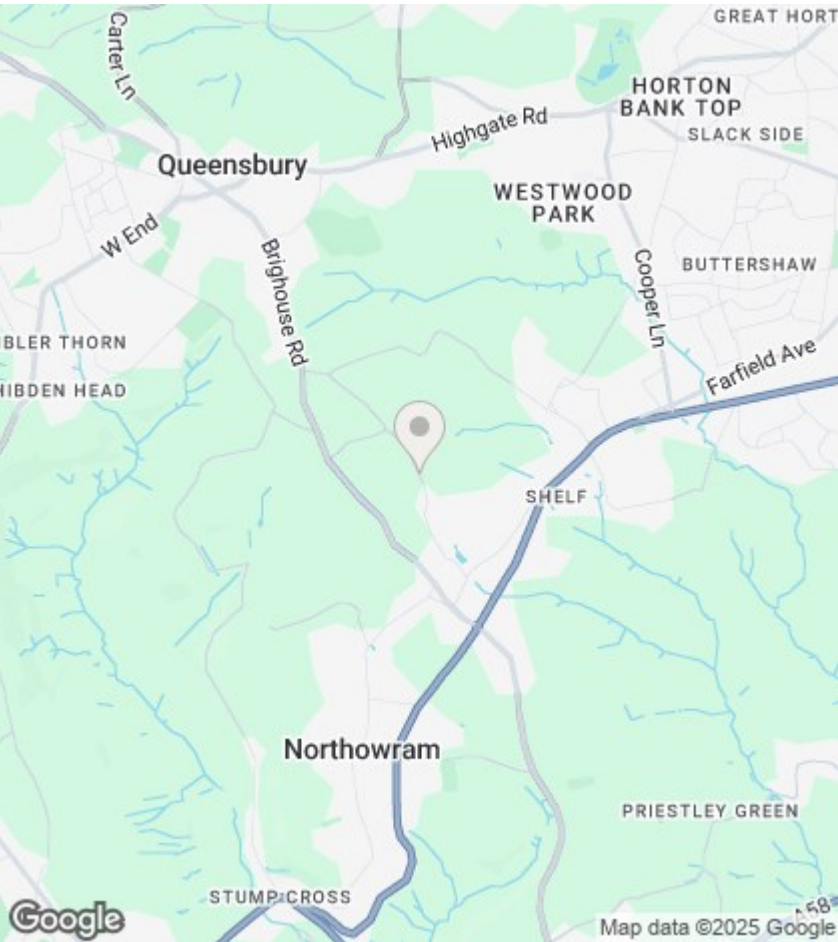
Very rarely does a development opportunity arise in this sought after location and as such an early site visit is strongly recommended.



Council Tax Band:







Directions

SAT NAV HX3 7TH

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC