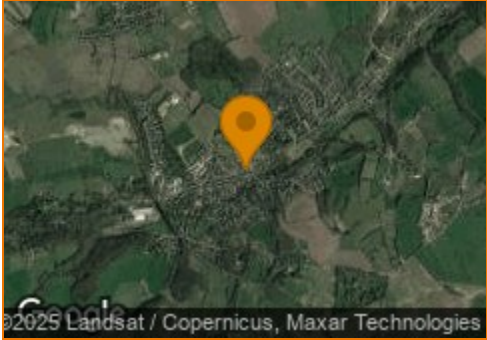


Terrain Map



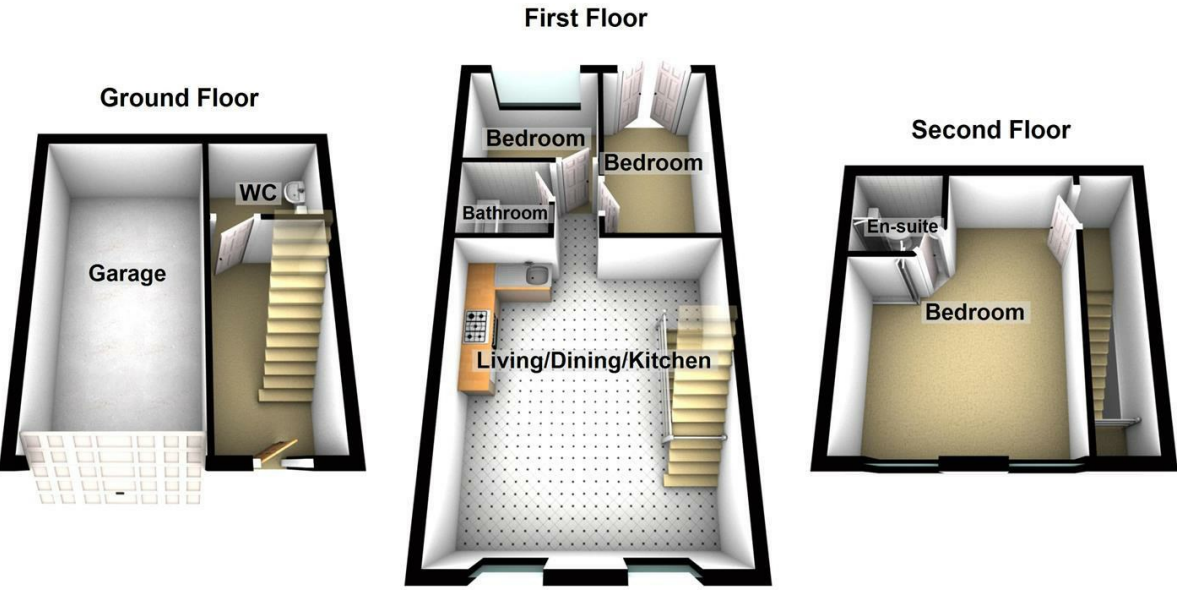
Hybrid Map



Terrain Map



Floor Plan



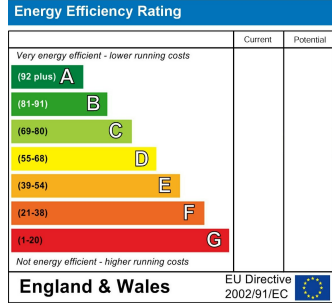
For illustration purposes only, not to scale.  
Plan produced using PlanUp.

Denby Dale Plot, Denby Dale

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



# BOULTONS



## Wakefield Road

Denby Dale, Huddersfield, HD8 8RX

Offers Over £60,000



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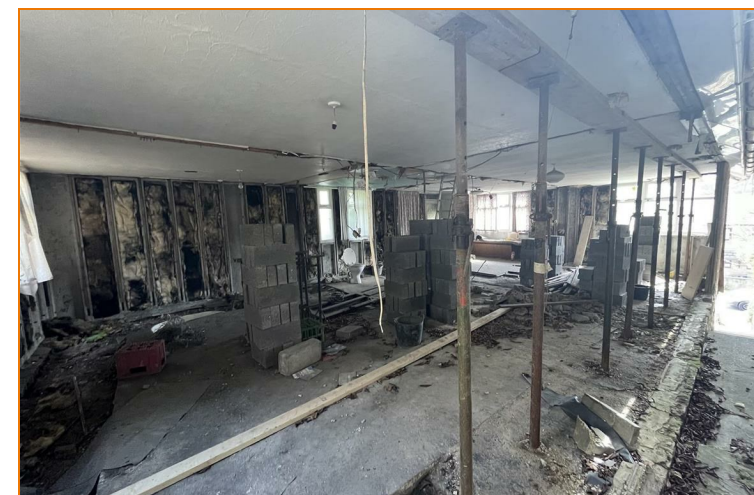
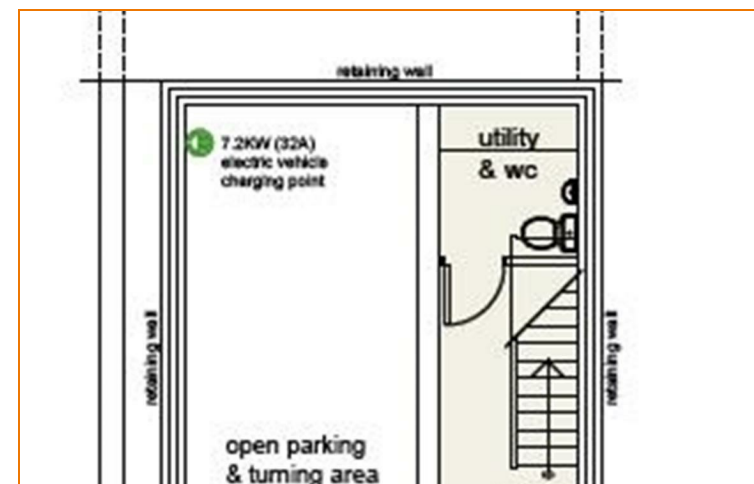
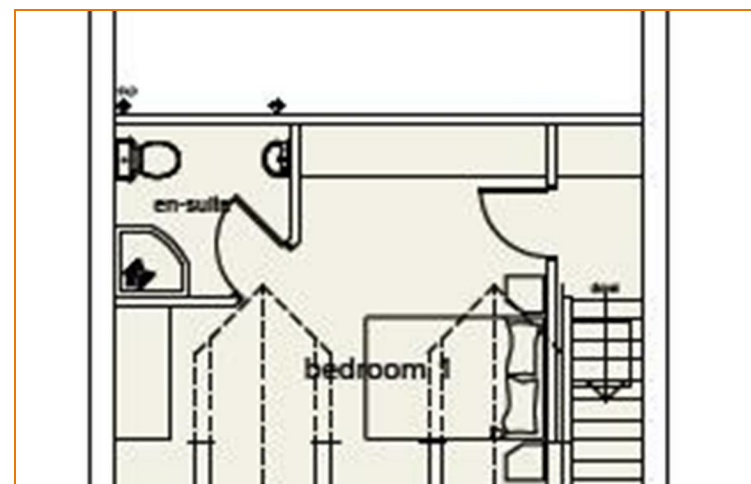
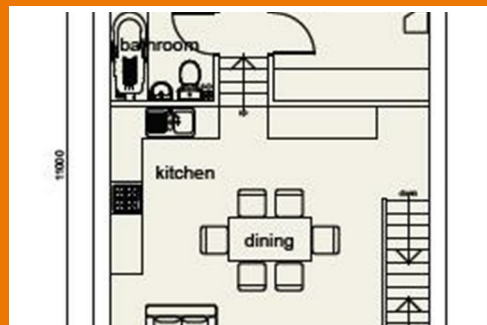
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# Wakefield Road

Denby Dale, Huddersfield, HD8 8RX

Offers Over £60,000



\*\*\*\* A RARE PARCEL OF LAND IN HD8 \*\*\*\* SITE OF A FORMER BUNGALOW \*\*\*\*

This derelict detached bungalow presents a unique opportunity in a prime location, just a stone's throw from local amenities and the picturesque surrounding countryside.

The site previously held planning permission for a three-bedroom detached house, a design that has now lapsed. This offers a blank canvas for potential buyers to explore new possibilities, whether to revive the original plans or to design a bespoke residence tailored to their preferences. The existing structure, while in need of significant repair and renovation, provides a superb position for imaginative redevelopment.

The proximity to local shops, schools, and recreational areas enhances the appeal of this location, ensuring that all essential amenities are within easy reach.

Whether you are a seasoned developer or a "grand designer" with a vision, this site offers the chance to create a home that reflects your personal style in a sought-after village setting.

Viewing within the former pre fab is not permitted and inspection should be limited to the perimeter or by qualified property professionals with the necessary health and safety requirements and by appointment.

## SUMMARY

Ideally suited to local developers and private "self builders" is this rare parcel of land for residential development in the heart of Denby Dale village centre with a now lapsed permission under the application number 2021/62/93327/E for the demolition of the former pre-fabricated building and the erection of a new detached dwelling. The indicative passed plans show a three bedroom property which is set out over three floors. Viewing within the

former pre fab is not permitted and inspection should be limited to the perimeter or by qualified property professionals with the necessary health and safety requirements and by appointment.

## ABOUT THE AREA

Denby Dale, famous for its enormous pies, is a thriving village positioned to the south east of Huddersfield with a number of shops, services and restaurants within the locality.

Well served by a railway station on the Penistone line and also having main arterial road infrastructure giving easy access to the surrounding financial centres such as Leeds, Wakefield, Sheffield, Barnsley and of course Huddersfield.

In addition to the local amenities in Denby Dale, rolling countryside abounds nearby and this provides an ideal setting for walking, cycling and general recreation including a local cricket and tennis club, village pubs and attractive woodland walks all nearby.

Within the area of HD8 a much admired three tier, pyramidal school system is currently in operation which allows children from the ages of 2 to 10 to progress through a nursery and first school system, then moving on to a local middle school from ages of 10 to 13, and then finally onto Shelley high school and college which is rated as one of the best finishing schools in the region.

## A THANK YOU TO ADP

Images and plans shown within the marketing material are courtesy of the architects ADP based in Holmfirth.

## DIRECTIONS

On the main road in the centre of the village in between Denby Dale Tea Rooms and Beauty Boutique. Highlighted by the auction flag board.

## TENURE

We understand that the property is a freehold arrangement. Title number WYK246637.