Building Plot Off Butt Lane, Hepworth, Holmfirth, HD9 1HT

£600,000

bramleys



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



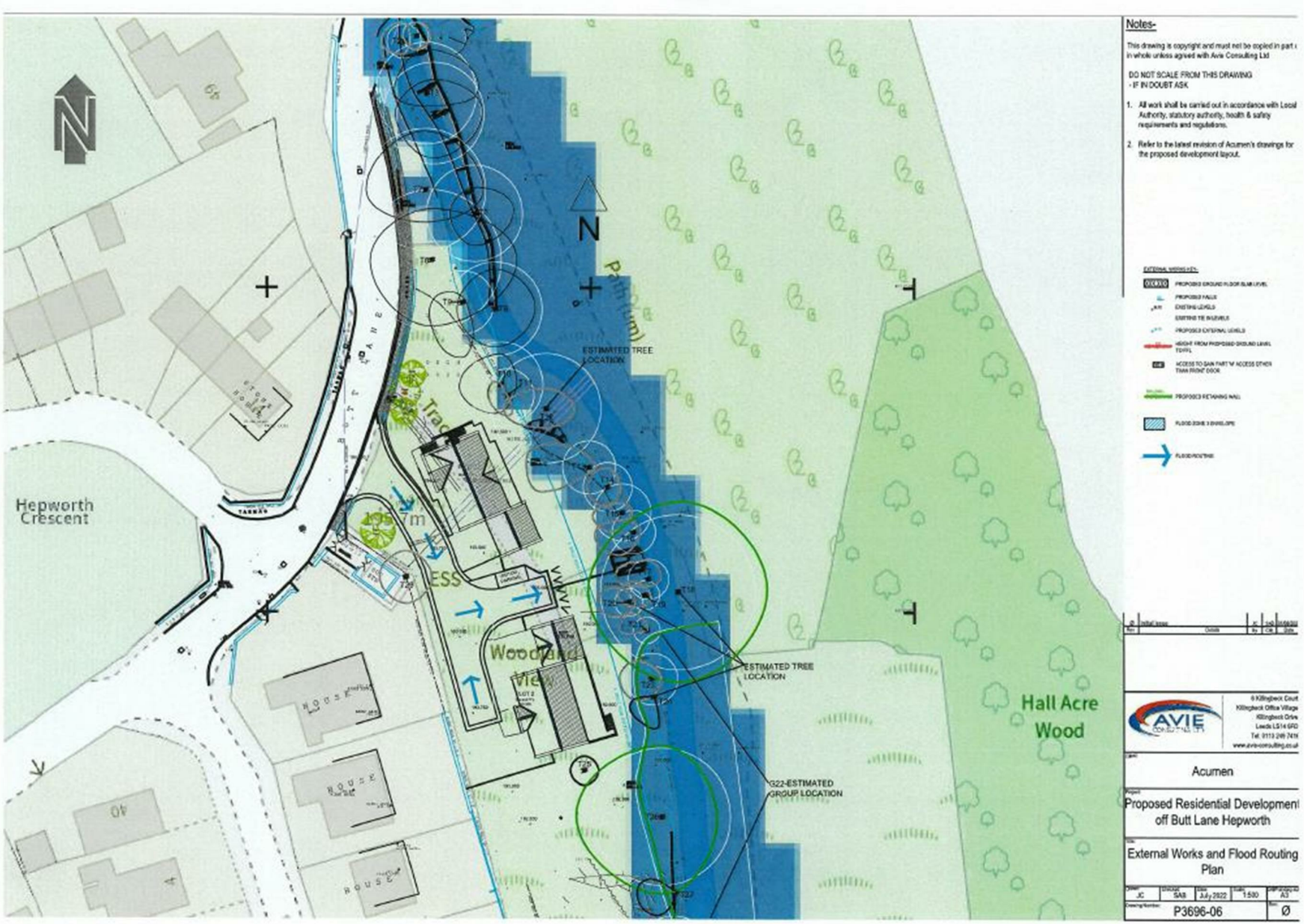
SIDE ELEVATION

PLANNING

acumen
designers & architects

CLIENT:	MR K. HAIGH
JOB TITLE:	LAND OFF BUTT LANE HEPWORTH HUDDERSFIELD
DRAWING TITLE:	PLOT 2 HOUSE TYPE
DRAWN: JF	DATE: SEP '17
CHECKED: JC	SCALE: 1:100 @ A1
DRAWING NUMBER:	2397 - 06A

This stunning building plot has at present planning permission for the erection of 2 detached dwellings (2022/62/92407/W) (granted 27 February 2024), however there is a possibility to create a third plot subject to Local Authority approval. The architect has created a design for Plot 1 to be approximately 3,300 sq ft and Plot 2 to be 2,550 sq ft. The development is a sloping site in the popular village of Hepworth in the heart of the Holme Valley.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) heading towards Lockwood. After the Morrisons petrol station and at the traffic lights, take a left turn onto Albert Street which will lead to Bridge Street and stay on this road heading towards Honley. At the Honley traffic lights, bear left onto New Mill Road and continue along until you reach the junction at New Mill. Head straight across and turn left onto Sheffield Road and continue along this road before taking the right turn onto Bank Street and heading straight ahead at the crossroads onto Hepworth Road. The subject land can be found on the left hand side of Butt Lane.

TENURE:

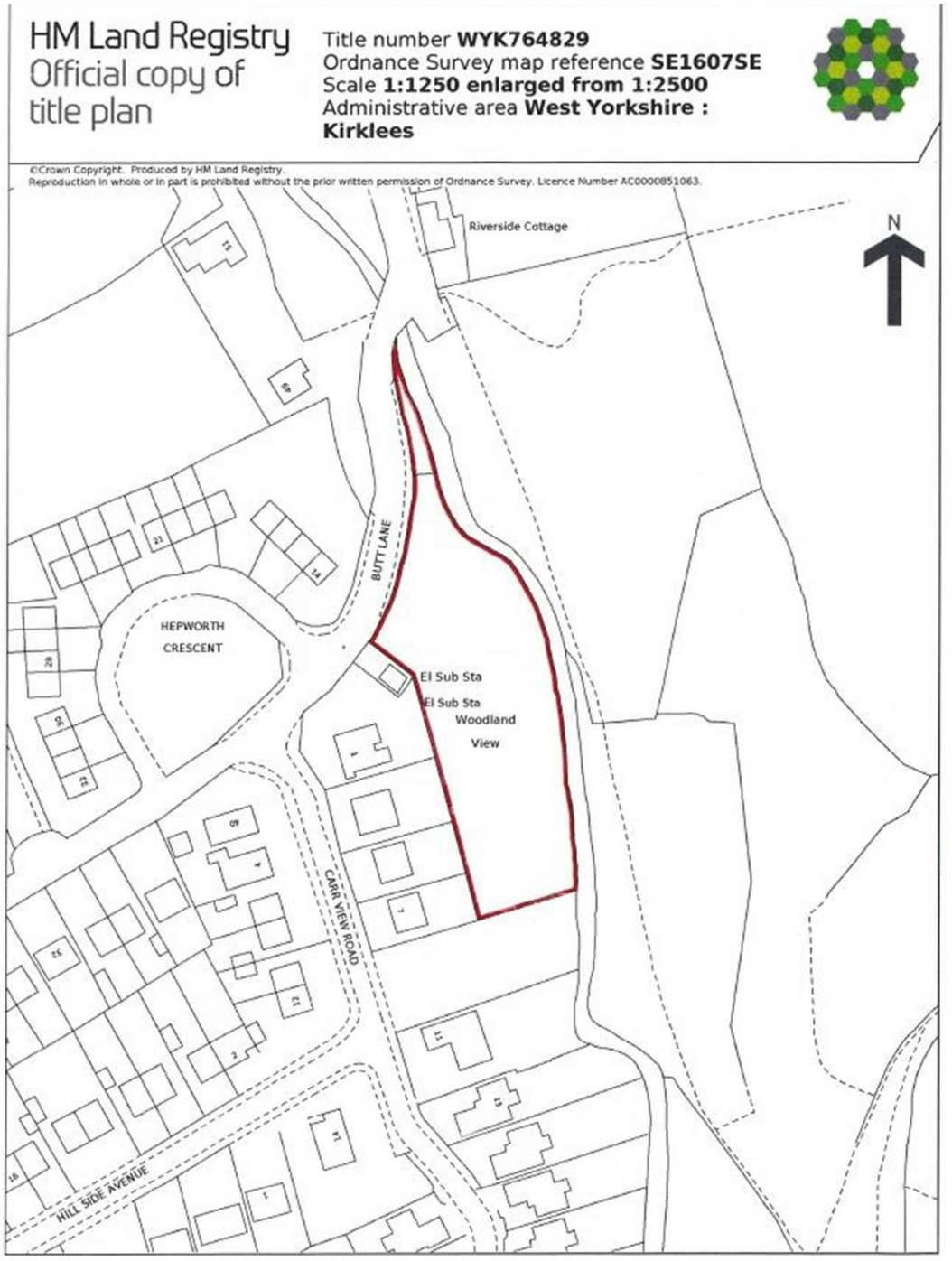
Freehold

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



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LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PLANNING

APPROX NET SALEABLE FLOOR AREA 3300 SqFt

acumen designers & architects

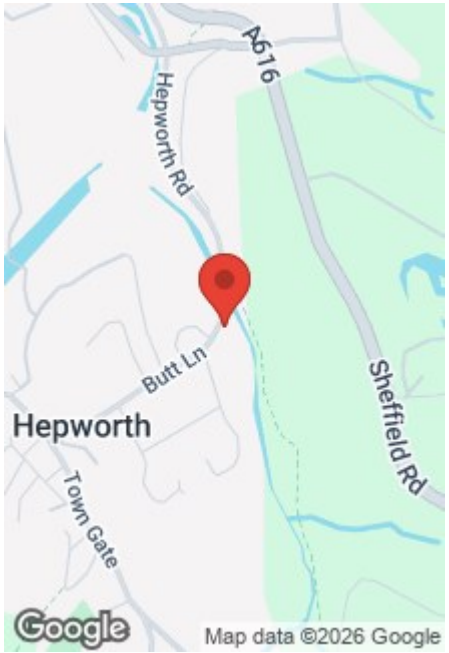
CLIENT: ACUMEN	
JOB TITLE: LAND OFF BUTT LANE HEPWORTH HUDDERSFIELD	
DRAWING TITLE: PLOT 1 HOUSE TYPE	
DRAWN: JF	DATE: SEP '17
CHECKED: JC	SCALE: 1:100 @ A1
DRAWING NUMBER:	2397 - 05

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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