

Lambert
Smith
Hampton

Eaglescliffe | Sowerby Bridge

| 1 – 27 (odd, no 13) | Beech Road | Sowerby Bridge | West Yorkshire | HX6 2FN |



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For Sale – Fully let Freehold terrace comprising 13 town houses

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Investment Summary

- ✓ Freehold
- ✓ Unbroken terrace comprising 13 three-bedroom town houses with good reversionary potential
- ✓ Currently fully let, providing a gross income of £119,100 per annum
- ✓ Significantly under-rented with an Estimated Rental Value (ERV) of £150,900 per annum
- ✓ Potential value-add asset management opportunities
- ✓ Discount to vacant possession value
- ✓ We are instructed to seek offers in excess of £1,800,000 (One Million Eight Hundred Thousand Pounds) for the Freehold interest, subject to contract and the existing tenancies. A purchase at this level reflects a reversionary yield of 8.38%.



Location

The property is situated in Sowerby Bridge, a popular market town with a rich industrial heritage and a growing reputation as a desirable residential location. Its proximity to Halifax and strong connections to the wider motorway network make it well-suited for both commuting and local living.

The town offers a good range of shops, services, and leisure amenities, creating a practical and attractive environment for occupiers.

Transport links are a key strength of the location. Sowerby Bridge railway station lies approximately provides regular services to Leeds, Manchester, and other regional centres. Road connectivity is also excellent, with the A58 and A629 offering direct access to the M62, enabling efficient travel across West Yorkshire and beyond.

The combination of strong amenities, reliable transport links, and an appealing setting underpins the continued attractiveness of Sowerby Bridge as a location.

Situation

Eaglescliffe is located on Beech Road in Sowerby Bridge, approximately 0.4 miles from the town centre, placing it within an established residential area close to local amenities along Wharf Street (A58).

The property benefits from good public transport access. Sowerby Bridge railway station is around 0.50 miles away, providing regular regional services. Local bus stops are also situated nearby approximately 15 metres from the property.



Tenancy

All 13 houses are currently let subject to Assured Shorthold Tenancy agreements, producing a current total gross income of **£119,100 per annum** with individual rents ranging from £600 - £900 per calendar month.

We believe that the houses could achieve rents **between £925 - £1000 per calendar month** depending on position, garden size and parking. This would provide a total estimated rental value in the region of **£150,900 per annum** and presents a value-add asset management opportunity.

Description

The subject comprises a portfolio of 13 three-bedroom town houses. The homes are arranged in terraced format with a block of five units and block of eight units with rear gardens, landscaped external areas and on-site car parking.

The houses are of traditional stone construction, arranged over four floors and follow a uniform design across the development.

The layout includes a reception room at lower ground floor, kitchen/dining room and WC at ground floor, two bedrooms and bathroom at first floor and master bedroom with en-suite shower room in the eaves. Each property benefits from gas fired central heating and double glazed windows.

The development benefits from 26 on-site car parking spaces with all houses including two spaces apart from No. 27 which only includes one space.

Tenure

The property is held **Freehold** - Title No. **WYK930472**





Viewing and Further Information

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton:

Sam Pickles MRICS

M: 07711 767 571

E: spickles@lsh.co.uk

Jack Robson MRICS

M: 07899 895 262

E: JRobson@lsh.co.uk

Elle Gray MRICS

M: 07868 290 052

E: EGray@lsh.co.uk

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Method of Sale

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

EPC

All 13 houses have an **EPC rating of C (76)** and are valid until March 2030. All certificates are available to view and download from the data-room.

Data room

A full suite of documents are available to view and download from the data room via the link below:

[Eaglescliffe Data Room Access](#)

New users must register an account to access LSH Data Rooms.

Anti Money Laundering

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Proposal

We are instructed to seek offers in excess of **£1,800,000 (One Million Eight Hundred Thousand Pounds)** for the **Freehold interest**, subject to contract and the existing tenancies. A purchase at this level reflects a **reversionary yield of 8.38%**.