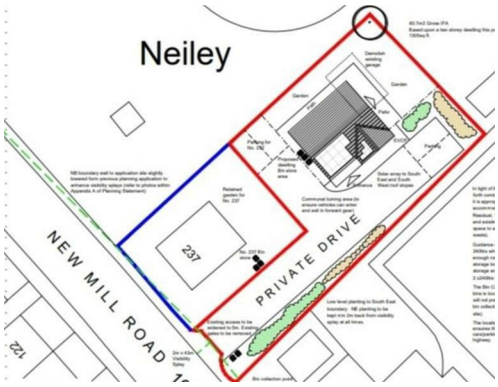
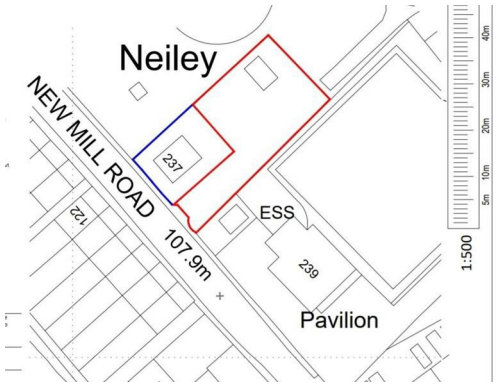
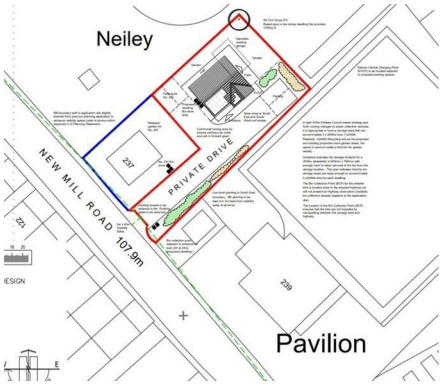
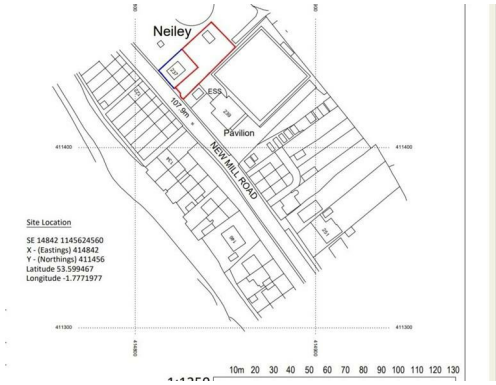
237 New Mill Road, Brockholes HD9 7AL

OFFERS IN THE REGION OF £175,000









BUILDING PLOT WITH OUTLINE PLANNING PERMISSION FOR SIZEABLE DETACHED WITH PARKING AND GARDENS SET BACK FROM THE ROADSIDE IN SECLUDED PLOT IN POPULAR BROCKHOLES VILLAGE CLOSE TO REGARDED SCHOOLING, TRAIN STATION AND EASY ACCESS TO BOTH HUDDERSFIELD AND SOUGHT AFTER HOLME VALLEY. PLANNING APP NO: 2025/60/91135/W).

OPTION TO ALSO PURCHASE DETACHED HOUSE (NO.237) AT £225,000 OR COMBINED PLOT/HOUSE AT £375,000

PAISLEY PROPERTIES

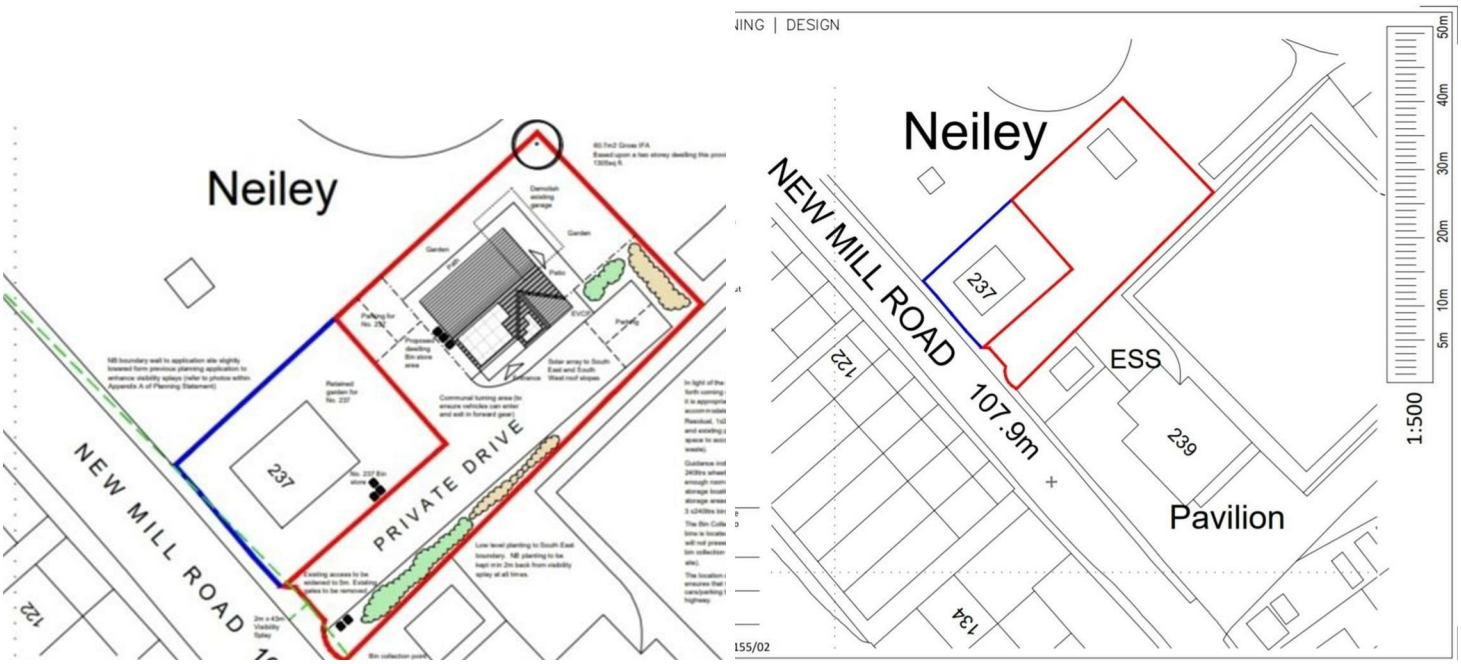
SUMMARY

A rare opportunity to acquire this level and generous building plot set back from the roadside with outline planning passed in April 2025 for a sizeable detached property with private parking. Located in popular Brockholes and within easy reach of regarded Honley village with it's excellent selection of amenities including shops, boutiques, bars and restaurants. Brockholes village also has regarded schooling and its own train station providing links through to Huddersfield, Barnsley and Sheffield.
Option to also purchase the detached property (No.237 - currently let on rolling contract) at Offers Over £225,000 or both plot and property at o/a £375,000. Further details available on request.

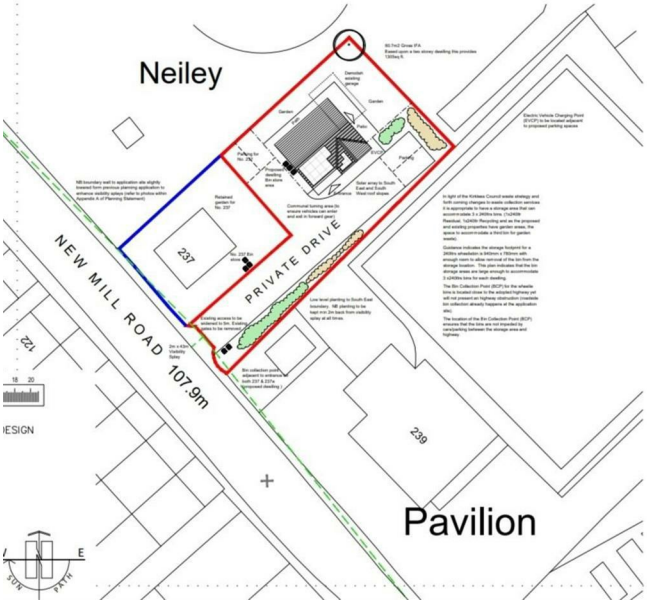
BUILDING PLOT

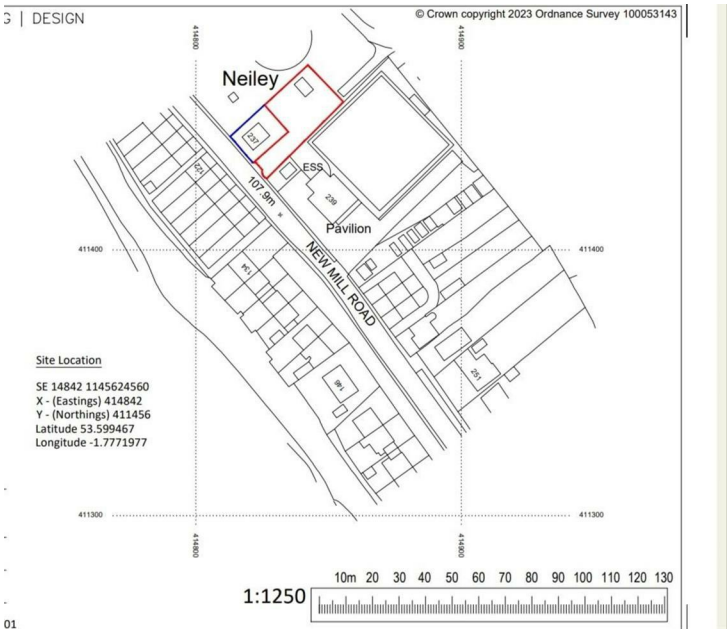
A level building plot set back from the roadside, directly to the rear of 237 New Mill Road. Private driveway access to be shared with No.237 leading to private parking area and new build plot. This generous, secluded plot is currently the site of a large garden and detached garage servicing No. 237.

PLANNING PERMISSION



Outline planning was passed in April 2025 - (Application Number: 2025/60/91135/W) subject to reserved matters, for a sizeable detached property with associated gardens and private parking. The plot will be situated to the rear of No. 237 utilising a shared driveway from New Mill Road as outlined red on the plan.
Further details of the full planning decision, site plans and boundaries are available online through the Kirklees Planning Portal using the above application number.





VIEWINGS
Viewings on site, are strictly by prior appointment via our Meltham Branch - 01484 260160.

***MATERIAL INFORMATION**
TENURE: FREEHOLD

PARKING: TWO PRIVATE PARKING SPACES

UTILITIES:
*Water supply & Sewerage- MAINS
*Electricity & Gas Supply - MAINS
*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: Shared initial access from New Mill Road with existing No. 237

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Outline Planning for Detached Property to rear garden (App No. 2025/60/91135/W)

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

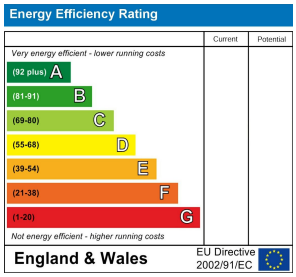
PAISLEY

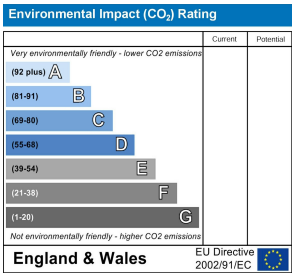
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *





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