



## Plot 156, Starling: The Skylarks, Hipperholme, Halifax, HX3 8GD

**£133,000**

Self-Build Serviced Plot – Plot 156, Starling, The Skylarks, Hipperholme.

An opportunity for you to build you own home on a site with all the utilities infrastructure in place.

The Barratt Homes Skylarks development features a collection of spacious 3 and 4 bedroom energy-efficient homes. Located in the village of Hipperholme, its location provides ease of access to Halifax, Brighouse and the M62, with transport links to Leeds, Bradford and the wider region. Surrounded by scenic woodland views, schools and local amenities, this is an ideal location for professionals, couples and families alike.

#### Plot 156

Plot 156 is a middle plot adjacent to existing woodland and public open space.

#### Plot Passport

The plot is sold with a Plot Passport, providing clear design parameters to guide your build, including scale, materials, access, sustainability and landscaping requirements, helping streamline the planning and design process.

This fully serviced self/custom-build plot is located on the popular Skylarks development and extends to approximately 278 sq m, with a planning framework already in place for a detached two-storey home of up to three bedrooms.

All key utilities, including electricity, gas, water and fibre broadband, are available at the plot boundary, and the plot benefits from two off-road parking spaces accessed via a private shared drive.

The site forms part of a high-quality Barratt-led development and is offered subject to Calderdale Council's Self and Custom Build requirements.

#### Who This Plot Is Ideal For

This plot is ideally suited to self-builders or custom-build purchasers looking to create a bespoke family home within a well-established and thoughtfully planned development.

It will particularly appeal to buyers who want the reassurance of clear design guidance through a Plot Passport, while still retaining flexibility to personalise their home within Calderdale Council's self and custom build framework.

The plot is well suited to owner-occupiers seeking a long-term home rather than investors, and to those who value a high-quality residential setting with services in place, reducing build risk and uncertainty.

#### Photos

Some photographs are of other similar Barratt Homes developments.

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#### Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

## EPC Rating:

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