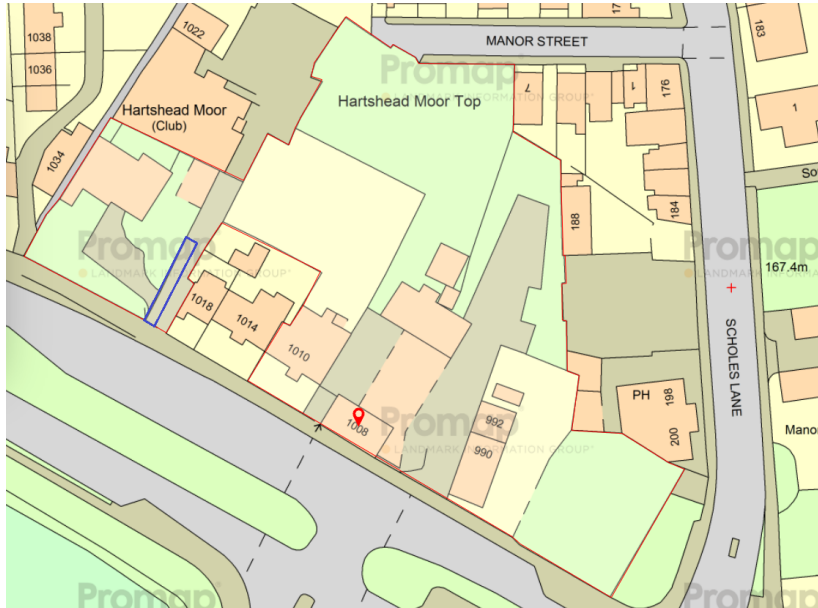




# The Old Timber Yard, Halifax Road, Scholes, Cleckheaton, BD19 6PE

Offers Over £1,000,000

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- 1 Slate to the roof
- 2 Stone to external walls
- 3 Stone windows
- 4 Rectangular window openings
- 5 Black gutters, downpipes, soffits and barge
- 6 Gabled roof

- Development Site
- 1 x Conversion
- Approx 1.3 Acres
- Sought after Location
- Open Countryside & Local Services
- 9 x New Builds
- 3 x Existing Cottages
- Planning Permission Granted (Planning Number - 2023/90488)
- M62 / M1 Access
- Bus & Rail Services

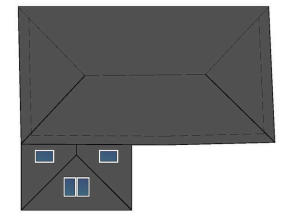


House Type D Conversion of Existing Building

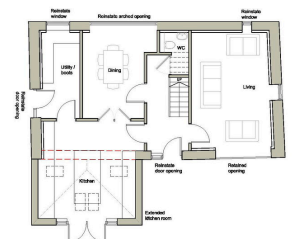
Bedroom 1	12.3 sq m	Min width greater than 3.0m	Double bed
Bedroom 2	12.1 sq m	Min width greater than 2.8m	Double bed
Bedroom 3	11.6 sq m	Min width greater than 2.5m	Double bed

National Described Space Standards requirements  
 Double bed 11.0 sq m  
 Single bed 7.5 sq m

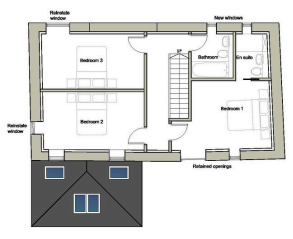
Gross Internal areas one  
 Ground floor 68.2 sq m  
 First floor 24.2 sq m  
 Total gross Internal area 132.2 sq m  
 National Described Space Standards requirement for a 2 storey 3 bed 5 person house 4 bed house is 93 sq m



ROOF PLAN



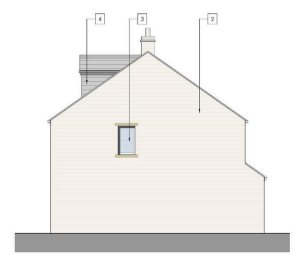
GROUND FLOOR PLAN



FIRST FLOOR PLAN



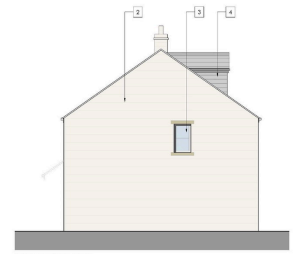
FRONT ELEVATION



SIDE ELEVATION

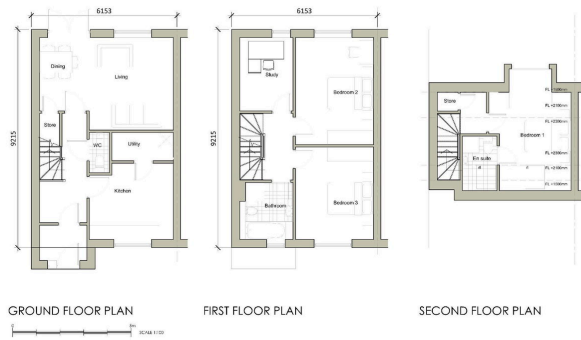


REAR ELEVATION



SIDE ELEVATION

- 1 side to the roof
- 2 Norfolk Stone to external walls
- 3 Composite Windows - RAL 7012
- 4 White ceramic cladding
- 5 Black gutters, downpipes, soffits and barge boards
- 6 Roof lights



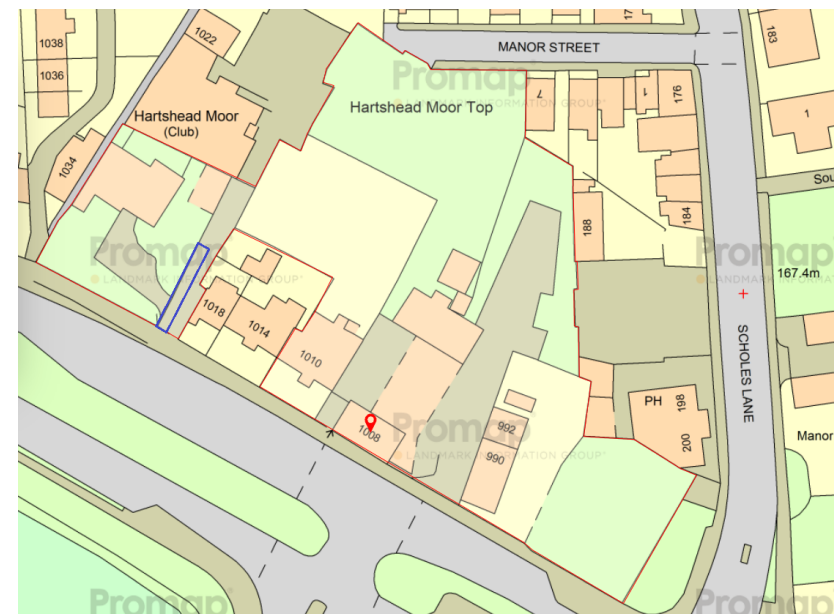
House Type A

Floor 1  
 Floor 2: Mid terrace  
 Floor 3: Handled  
 Floor 4: Handled  
 Floor 5: Handled  
 See drawing H-10078 P102 - Proposed site plan

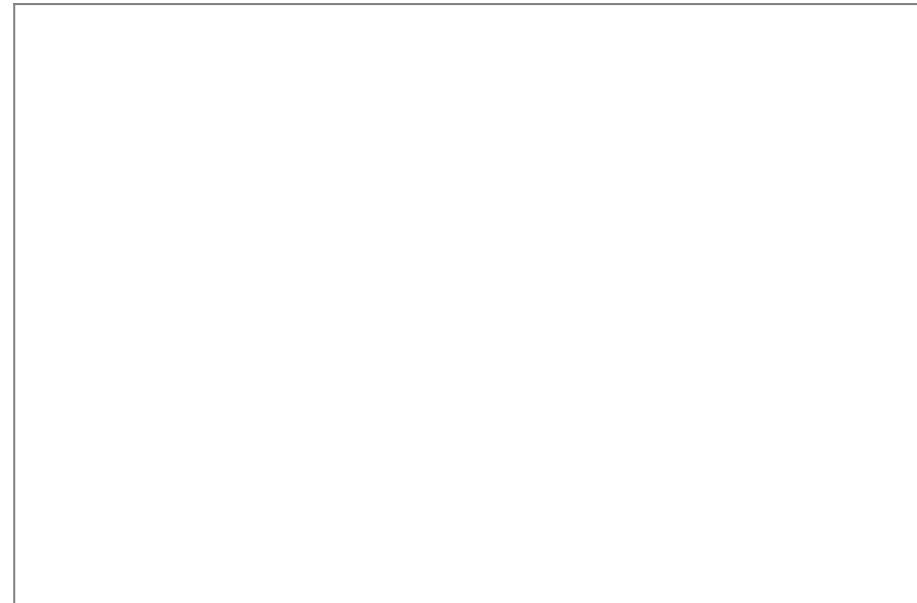
Bedroom 1 14.1 sq.m Min width greater than 2.5m Double bed  
 Bedroom 2 14.9 sq.m Min width greater than 2.5m Double bed  
 Bedroom 3 12.8 sq.m Min width greater than 2.5m Double bed

National Described Space Standards requirements  
 Double bed 11.3 sq.m  
 Single bed 7.5 sq.m

Gross Internal Area  
 Ground floor 49.9 sq.m  
 First floor 48.3 sq.m  
 Second floor 26.7 sq.m  
 Total gross internal area 124.7 sq.m  
 National Described Space Standards requirement for a 3 storey 3 bed 4 person house 4 bed house is 108 sq.m



An exciting development opportunity to include the demolition of existing buildings, erection of nine dwellings and alterations to convert existing barn to one dwelling in addition to three stone built cottages.



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