



Land to the rear of 41 Quarmby Road, Quarmby, Huddersfield, HD3 4EA  
Offers Over £250,000

**bramleys**



## OUTLINE PLANNING PERMISSION GRANTED FOR THE ERECTION OF 3 DETACHED PROPERTIES

Positioned at the rear of 41 Quarmby Road in Huddersfield, this exceptional building plot presents a remarkable investment opportunity for discerning developers. With outline planning permission granted for the construction of three detached dwellings (Application No: 2025/60/90294/W), this site is primed for a select cul-de-sac development that promises to deliver high-quality homes.

The land is situated in a well-established residential area, which offers excellent commuter links, making it an attractive prospect for future residents seeking convenience and accessibility. The plot boasts far-reaching views to the rear, enhancing the potential for creating desirable living spaces that embrace the natural surroundings.

This site not only serves as a canvas for your vision but also provides a practical solution for a site office during the construction phase of the new builds. The opportunity to develop in such a sought-after area, combined with the potential for high-quality dwellings, makes this property a compelling choice for investors looking to make their mark in the Huddersfield property market. In summary, this land offers a unique chance to create a thriving residential development in a prime location, appealing to both families and professionals alike. Do not miss the opportunity to explore this promising venture.

**BIODIVERSITY INFORMATION:**

BASED ON QUANTS ENVIRONMENTAL ASSESSMENT  
THE FOLLOWING IS PROPOSED TO SECURE 10%  
NET GAIN;

THE PLANTING OF 24 SMALL NATIVE TREES (8 TO EACH PLOT)

CREATION 0.035 Ha OF NEUTRAL GRASSLAND FOR NEW HABITATS

60 METRES SPECIES RICH NATIVE HEDGEROW (MODERATE)

LAWNED GRASS



EXISTING FRONT WALL  
TO REMAIN NO HIGHER  
THAN 900MM HIGH.

SITE PLAN 1:200



SITE SECTION A-A 1:200



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client	
project	PROPOSED DEVELOPMENT LAND TO THE REAR OF 41 QUARMEY ROAD QUARMEY HUDDERSFIELD HD3 4EA
drawing	SITE LAYOUT AND SECTION AS PROPOSED
revision	notes
scale:	1:200 AT A1
date:	05.24
drawn by:	MG
project no.:	2341
drawing no.:	03
revision:	

## OUTSIDE:

With planning permission for the erection of 3 dwellings.

## 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 Trinity Street (A640) and proceed straight ahead at the roundabout into Westbourne Road. Continue up the road to the Bay Horse roundabout, taking the first exit onto Reinwood Road. Follow this road to the cross roads, turning left into Quarmby Road. Proceed down the road and the driveway can be found at the side of No.41 Quarmby Road.

## TENURE:

Freehold - Please note, the land forms part of a larger title. This will be split from No.41 on completion of a sale.

## 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.

## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

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

Huddersfield | Halifax | Elland | Mirfield

