



Land with Barn to the rear of 41 Quarmby Road, Quarmby, Huddersfield,
£400,000

bramleys

LAND & BARN - WITH OUTLINE PLANNING FOR 3 DETACHED PROPERTIES

Situated within Quarmby, this unique and versatile purchase offers an exceptional piece of land and also a detached, partially converted barn. Offered for sale with outline planning permission for the construction of three detached dwellings (Application No: 2025/60/90294/W). This is a rare chance to develop a select cul-de-sac of high-quality homes in a sought-after residential area.

The site boasts far-reaching views, enhancing its appeal for potential buyers. The barn itself has already undergone some renovation work, including replastering throughout and the installation of a central heating system, along with sealed unit double glazed windows. This partially converted barn could serve as an ideal site office during the construction of the new homes. Once the renovation is complete, it has the potential to transform into a splendid detached family residence.

Situated in a well-established location, the property benefits from access to well regarded local schooling and excellent commuter links, making it an attractive option for families and professionals alike. This land offers a promising development opportunity, so if you are an experienced developer or looking to embark on your first project, this plot is sure to capture your interest.





Area in blue to be retained by No.41

Area in red comprises the barn and land with planning
for 3 detached houses.

*Please note: This image is to be used for illustration
purposes only - the boundary lines are a rough guide as
to what is included.*

BARN ACCOMMODATION:

A timber and glazed external door gives access into:-

Entrance Hall

Lounge

17'9" max x 16'6" max (5.41m max x 5.03m max)

With a set of double glazed, French doors to the front elevation.

Dining Room

16'8" x 9'5" (5.08m x 2.87m)

Kitchen

11'5" x 8'0" (3.48m x 2.44m)

Cloakroom/WC

FIRST FLOOR:

Landing

With a sealed unit double glazed window.

Bedroom 1

17'9" x 9'7" (5.41m x 2.92m)

Having sealed unit double glazed windows to the front and side.

Bedroom 2

13'3" x 8'9" (4.04m x 2.67m)

With a sealed unit double glazed window to the front.

Bedroom 3

13'0" x 7'2" (3.96m x 2.18m)

With a sealed unit double glazed window to the front.

Bathroom

10'0" max x 7'1" inc bulkhead (3.05m max x 2.16m inc bulkhead)

OUTSIDE:

The area included within the sale is shown on the aerial view which is outlined in red.

PLEASE NOTE:

Whilst the property has had a central heating system installed, it has not been tested by the vendor or the agent and therefore, we would recommend any prospective purchaser undertakes their own inspection.

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 property and land forms part of a larger title. This will be split from No.41 on completion of a sale.

COUNCIL TAX BAND:

The barn is currently unregistered and is yet to be assessed by Kirklees Council. The new builds will also be assessed once built.

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

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