



**Barnsley Road, Denby Dale Huddersfield HD8 8TS**



**welcome to**

## **Barnsley Road, Denby Dale Huddersfield**

FULL UNCONDITIONAL PLANNING FOR TWO DETACHED DWELLINGS PLANNING APPLICATION NUMBER 2025/61/90261E, ALSO LAPSED OUTLINE PLANNING FOR 3/4/5 DETACHED DWELLINGS LOCATED ON THE FRINGES OF DENBY DALE VILLAGE.

### **Summary**

Fabulous opportunity to purchase these generous building plots either individually or together, with unconditional planning and affording the potential to design your own family home/s. Located in the highly sought after village of Denby Dale with a good variety of amenities and well regarded schooling in the area. Centrally located for the commuter, the village also boasts its own railway station. The current building will be demolished by the current vendor once a sale has been agreed and this will be included in the price. The site also had the following outline plans previously:

The site has previously had the following

Conditional outline planning

2022/91024 lapsed only 6 th Oct 25

2020/94314

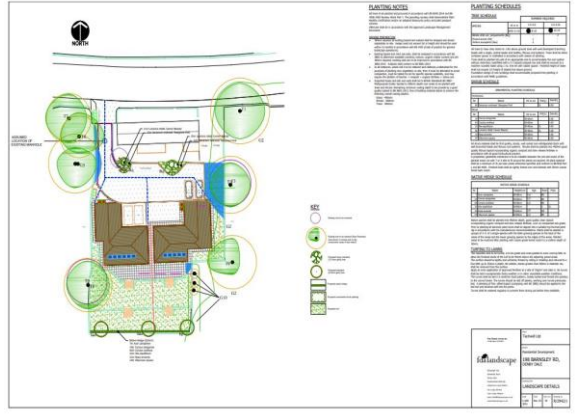
2018/92022

A covenant will be instated stating only detached residences can be constructed on the development.

3015/92968

2105/90695





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## **Barnsley Road, Denby Dale Huddersfield**

- Planning For Two Detached Dwellings  
2025/61/90261E
- Lapsed Outline Planning For 3/4/5 Dwellings
- Ease Of Access To Major Road Networks
- Prime Village Location
- Available As Separate Plots

Tenure: Freehold EPC Rating: Exempt

# £650,000

### **directions to this property:**

From our offices on Victoria Street bear left onto Market Walk and continue forward onto Station Road. Continue forward to the New Mill crossroads and bear left onto Penistone Road in the direction of Barnsley. At the staggered junction at the Sovereign public house cross over in the direction of Denby Dale. Just before the village fork right onto Barnsley Rd and the land/property can be found on the right hand side after the viaduct and before the Dunkirk Inn

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Property Ref:  
HMF108845 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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