



Sunset

7 Howcans Lane, Halifax, HX3 6UD

A hidden sanctuary with full planning –
a redevelopment opportunity



Charnock Bates

The Country, Period & Fine Home Specialist





Sunset
7 Howcans Lane
Halifax
HX3 6UD

Offers in the region of: £499,950

At a glance

- Secluded position at the end of a quiet country lane
- Three-bedroom home, with planning permission to remodel into five-bedroom
- The existing house is now stripped back (details below) – full renovation required
- Planning permission for a six-bedroom conversion of the detached barn
- Set within approximately 0.74 acres of private gardens and grounds
- Rare development opportunity in a peaceful semi-rural setting
- Generous barn with exposed beams, power, and lighting
- Existing three-bedroom house with scope to reconfigure and extend
- Beautiful gardens with pond, lawns, box hedging, and vegetable plots
- Ample off-road parking via private driveway
- Convenient access to Halifax, Queensbury, and wider transport links

Charnock Bates





A hidden sanctuary with full planning – a redevelopment opportunity

Said to be built by a coal merchant for his French wife in the 1930s, Sunset is a property rooted in the vision of building a dream life. Now offered as a redevelopment project, it presents a rare and exciting opportunity tucked away at the very end of a quiet country lane.

Set within approximately 0.74 acres of gardens and grounds, the property benefits from newly-approved planning permission to remodel the existing house into a five-bedroom family residence, together with consent to convert the detached barn into a six-bedroom dwelling.

This peaceful pocket of countryside sits just moments from Halifax town centre, making it an appealing prospect for developers, self-builders or those seeking to create a bespoke multi-generational retreat.



The existing house

The current accommodation offers a full renovation project. Entry is through the porch and into the kitchen, fitted with timber units, contrasting worksurfaces, an inset sink, and two-plate gas AGA, alongside plumbing for laundry appliances. Double doors open into the conservatory – a lovely spot for enjoying the garden views, with direct access outdoors for relaxed summer dining.

An inner hallway leads to a three-piece bathroom, separate WC, lounge with multi-fuel stove, bay window, and French doors, and a versatile sitting room that can serve as a third bedroom or home office. A second entrance vestibule provides additional access.

Upstairs, the landing leads to two bedrooms, including the principal with bespoke fitted wardrobes, dressing area, and an ensuite bathroom. Both bedrooms include useful eaves storage.

Carpets have been removed to reveal partly polished floorboards in the hallway, staircase, and bedrooms two and three, sections of flooring have been lifted, and the fibreboard ceiling has been taken down in bedroom three. As a result, the property has been stripped back to allow incoming purchasers to undertake the works that would be required as part of the approved redevelopment. The consented scheme provides for the transformation of the house into a substantial five-bedroom family home, allowing buyers to progress immediately with a clear and approved vision in place.







The barn

Positioned to the side of the house and accessed via the driveway and gardens, the barn is open to the rafters with exposed beams, power and lighting. With consent in place for a six-bedroom conversion, it offers outstanding scope to create a second substantial home, luxury holiday accommodation, or an investment property.

Gardens and grounds

Sunset is enveloped by generous gardens, creating an idyllic backdrop for the redevelopment. Lawns, box hedging, mature shrubs, and trees offer a sense of seclusion, while vegetable plots and a wildlife-rich pond bring charm and interest. The driveway provides ample off-road parking, and there's planning permission to create a new drive and turning area.



Planning permission

Full planning permission has been granted for the comprehensive redevelopment of the site, including:

- Remodelling and extension of the existing house to create a five-bedroom dwelling
- Conversion of the detached barn into a six-bedroom residence
- New driveway and turning area

Planning reference: 24/00343/FUL (Calderdale Planning Portal).





Key information

- Condition:**
 Due to an internal water leak (now fully repaired), the existing house is currently stripped back and requires renovation.
- Fixtures and fittings:**
 Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Wayleaves, easements and rights of way:**
 The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Off-road parking for approximately four cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
EPC	Current: E • Potential: C
ELECTRICITY SUPPLY	Shell
GAS SUPPLY	Shell
WATER SUPPLY	Yorkshire Water
SEWERAGE	Septic tank
HEATING	Gas central heating, multi-fuel stove in living room, gas AGA in kitchen
BROADBAND	TalkTalk
MOBILE SIGNAL	Good coverage

Location

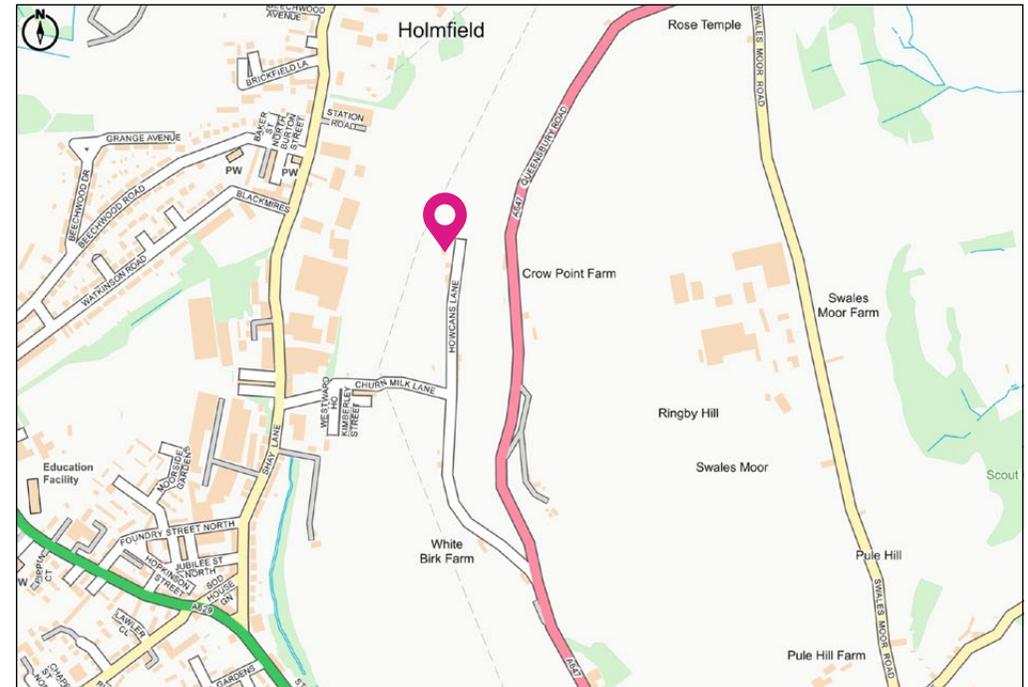
Tucked away off Howcans Lane, Sunset enjoys a wonderfully peaceful position on the outskirts of Halifax, offering the best of rural calm with excellent access to everyday amenities. Despite its secluded setting, the property is just a few minutes' drive from Halifax town centre, where you'll find independent shops, well-known retailers, cafés, restaurants, and cultural landmarks including The Piece Hall, Eureka, and the Victoria Theatre.

The surrounding area is ideal for those who enjoy the outdoors, with countryside walks, bridleways, and open landscapes all within easy reach. Queensbury lies a short drive uphill, providing additional amenities along with strong transport links towards Bradford and beyond.

Families benefit from a choice of nearby primary and secondary schools – including well-regarded grammar provision – while commuters will appreciate convenient connections to Halifax railway station, regular bus routes, and the wider motorway network via the M62.

For those seeking a quiet, semi-rural lifestyle without sacrificing practicality, this location strikes a perfect balance – private, green, and peaceful, yet well-connected to the region's key towns and employment hubs.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

Charnock Bates



Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

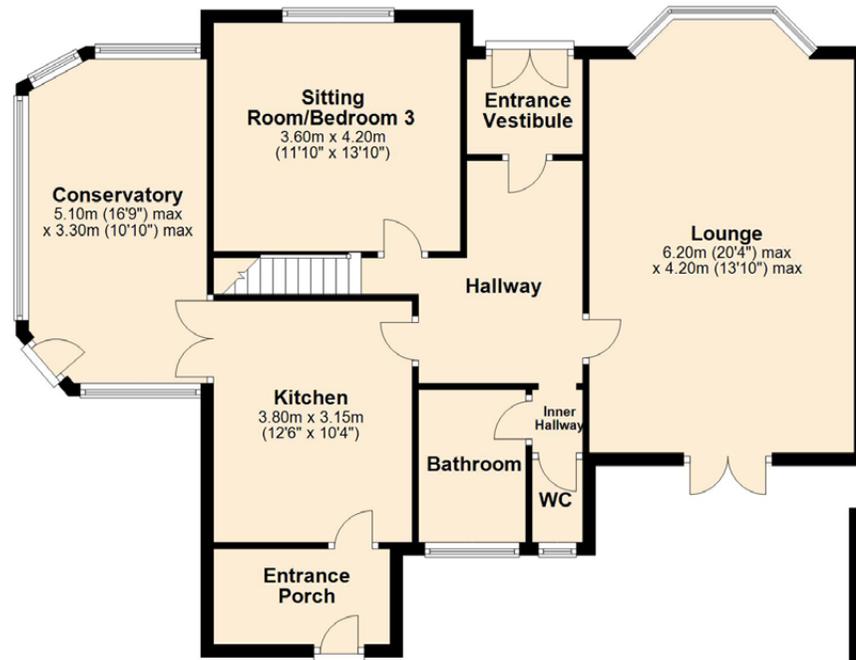
charnockbates.co.uk

homes@charnockbates.co.uk

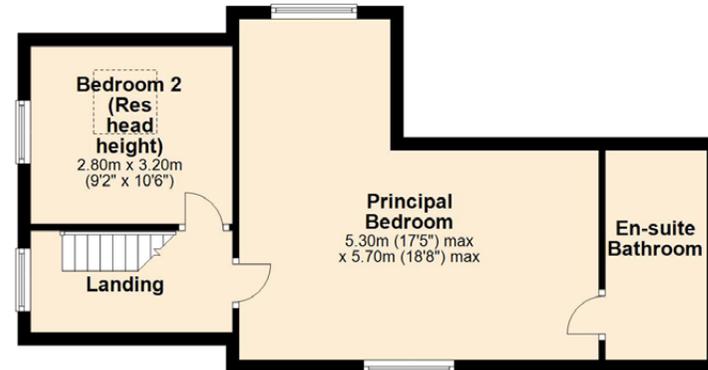


Floor plans

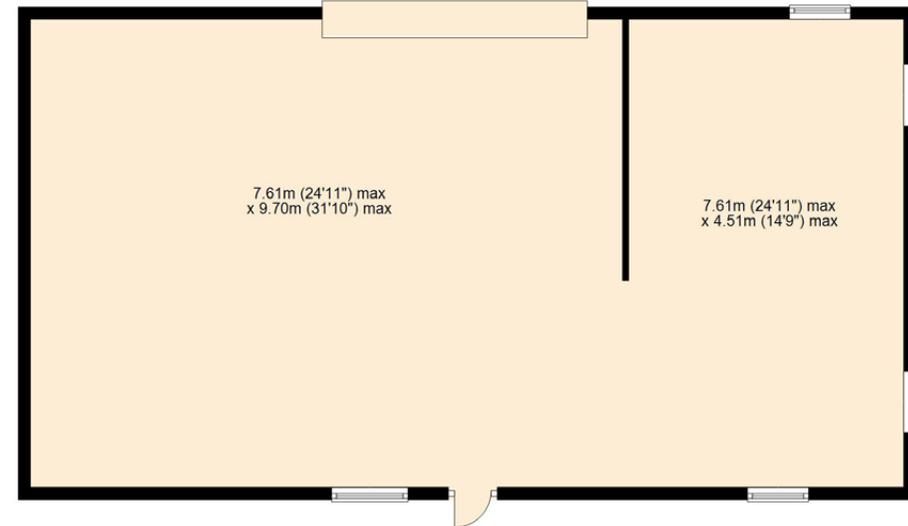
Ground Floor



First Floor



Detached Barn





Charnock Bates

The Country, Period & Fine Home Specialist

Property House
Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

charnockbates.co.uk

homes@charnockbates.co.uk

rightmove.co.uk

