Building Plot at Lower Hey Farm Highfield Crescent, Meltham, Holmfirth, HD9 5RQ

Offers Over £200,000

bramleys

This exceptional building plot offers a rare opportunity for those looking to create their dream home. Set in a superb semi-rural location, the land is adjacent to picturesque greenbelt countryside, providing a tranquil setting that is perfect for both self-builders and small developers alike.

The plot comes with outline planning permission, allowing for the demolition of existing stables and the erection of a detached dwelling. This approval, referenced under application number 2025/60/92456/W, can be easily accessed and reviewed on the Kirklees planning portal, ensuring transparency and ease of process for prospective buyers.

Such building plots are seldom available on the open market, making this an extraordinary chance to secure a piece of land in a desirable location. With its scenic surroundings and the potential to design a bespoke home tailored to your needs, this property is not to be missed. Embrace the opportunity to build in a location which offers access to nearby countryside walks and the convenience of local amenities.

BOUNDARIES & OWNERSHIP:

The auction legal pack contains title extracts relating to the auction property. Bramleys have not checked the title deeds for any discrepancies or rights of way. All prospective bidders should review the documents located within the auction legal pack and make their own enquiries before placing a bid on the auction property.

TENURE & PLEASE NOTE:

Freehold

Please Note: The land is currently under a much larger title which will be split on completion. Therefore please take extra care when going through the legal pack documents. On the title plan WYK305342 included within the legal pack, Section 2 is the only area included within the sale (area in green has already been removed).

MORTGAGES:

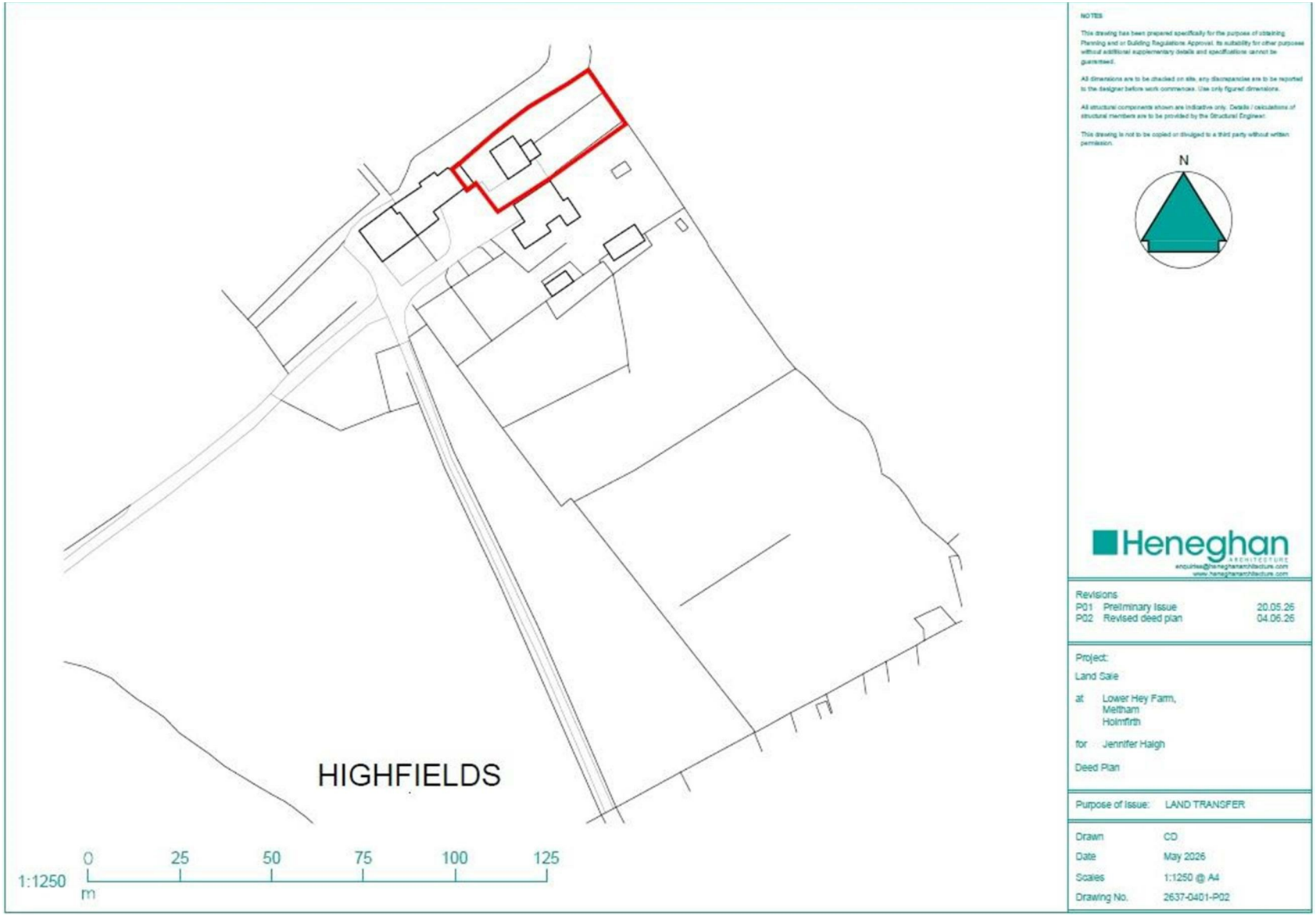
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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:

Viewings are on site, however if you have any questions please contact the office 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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