

# bramleys

COMMERCIAL

# For Sale

**Former Chartist Public  
House**

**Commercial Road**

**Skelmanthorpe**

**Huddersfield HD8 9DT**

**Asking Price**

**£395,000**



## **RESIDENTIAL DEVELOPMENT OPPORTUNITY**

**Gross Development Floor Area: 5,455ft<sup>2</sup>**

- Planning permission for the development of 4 detached houses has been granted under planning application number 2023/92551
- Central position within Skelmanthorpe village close to local amenities.

• **DEVELOPMENT SITE** • **RETAIL** • **OFFICE** • **INVESTMENT** • **INDUSTRIAL**

## DESCRIPTION

The property comprises the site of the former Chartist Public House which is stone built and has accommodation over 2 levels extending to approximately 270m<sup>2</sup> (2,906ft<sup>2</sup>).

The property is positioned upon a site which extends to approximately 0.35 acres and plans have now been passed for the development of the site, to include demolition of the existing public house and construction of 4 detached dwellings. Planning permission was granted under Application No. 2023/92551.

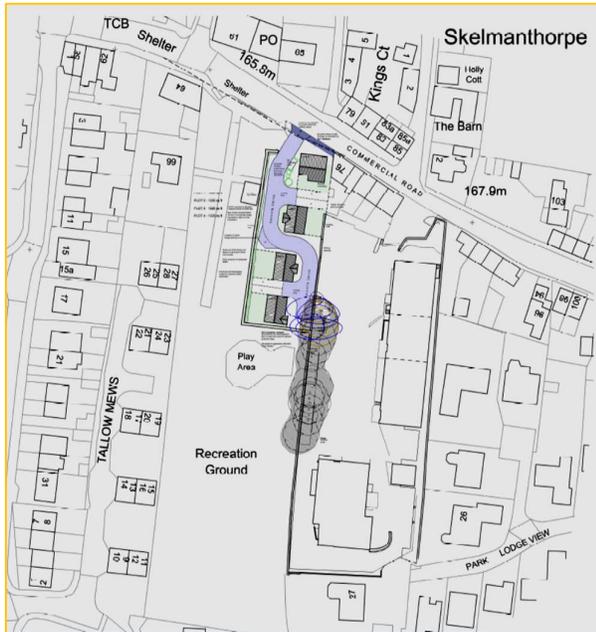
The availability of the site presents a rare opportunity to acquire a niche residential development of this nature in a popular residential location which is near all local amenities.

## LOCATION

The property is located in the centre of Skelmanthorpe village off Commercial Road. Commercial Road connects Skelmanthorpe with Clayton West to the east, which in turn provides good access along Wakefield Road (A636) towards Denby Dale and Junction 39 of the M1 motorway network.

Skelmanthorpe is approximately 8 miles to the south of Huddersfield and is also convenient for access to Barnsley, Wakefield and Sheffield. It is a popular residential village with a recognised local centre along Commercial Road, providing a diverse mix of retail facilities.

The site is positioned in a central location with good access to all local amenities and is near to open countryside, good schools and communication links.



## ACCOMMODATION

|        |                       |
|--------|-----------------------|
| Plot 1 | 1,480 ft <sup>2</sup> |
| Plot 2 | 1,325 ft <sup>2</sup> |
| Plot 3 | 1,325 ft <sup>2</sup> |
| Plot 4 | 1,325 ft <sup>2</sup> |

**Total Developable Area** 5,455 ft<sup>2</sup>

**PRICE**  
**£395,000**

As part of the sale the buyer would have an obligation to install a boundary wall in the opening between the site and the adjoining industrial property.

## TENURE

The property is held under a freehold title.

## CONTACT

Contact the agents

Jonathan J Wilson - [Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)  
07766 774500

## LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council  
Planning Application Number 2023/92551

## SERVICES

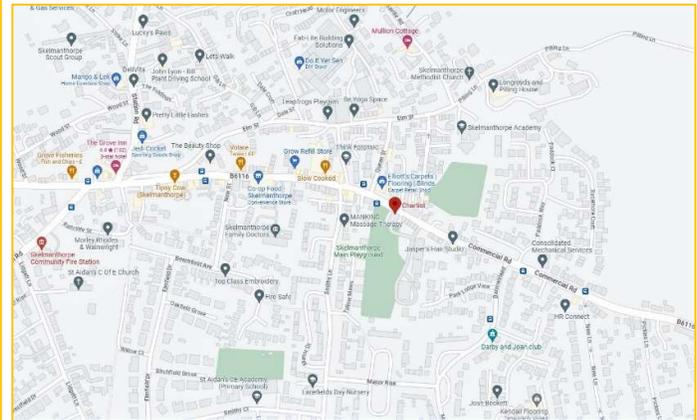
The existing building has the benefit of mains gas, water, sewer drainage and electricity.

## VAT

The sale of the property is not subject to VAT.

## EPC ASSET RATING:

N/A



### 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

Suite 2.09 University Business  
Centre  
Piece Mill  
27 Horton Street, Halifax  
HX1 1QE

t: 01422 260000

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

• **DEVELOPMENT SITE** • **RETAIL** • **OFFICE** • **INVESTMENT** • **INDUSTRIAL**



**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

Suite 2.09 University Business  
Centre  
Piece Mill  
27 Horton Street, Halifax  
HX1 1QE

t: 01422 260000

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

• **DEVELOPMENT SITE** • **RETAIL** • **OFFICE** • **INVESTMENT** • **INDUSTRIAL**