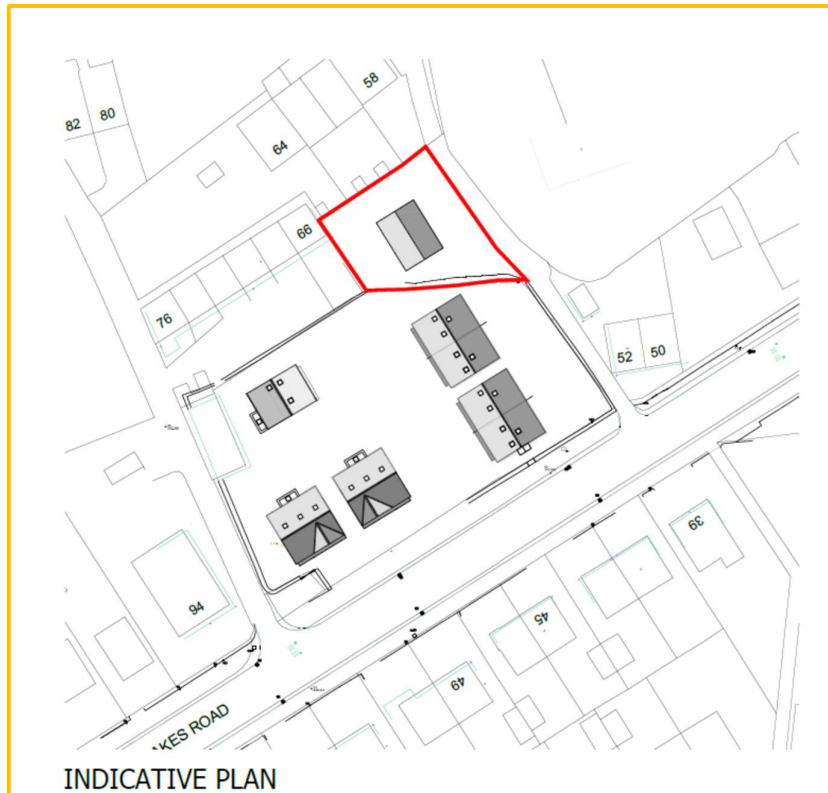


Building Plot
Cowrakes Road
Lindley
Huddersfield HD3 3ST

Price: OIRO
£70,000



SINGLE BUILDING PLOT – SUBJECT TO RENEWAL OF PLANNING CONSENT

319.62m² (0.079 Acres)

- Previous planning permission for the demolition of the garages and construction of a single detached dwelling granted under Application No. 2020/60/91084.
- Site of former garages.
- Positioned in a highly sought after residential area on the edge of Lindley village.

DESCRIPTION

The building plot is positioned to the rear of a newly developed housing estate off Cowrakes Road on the edge of Lindley village.

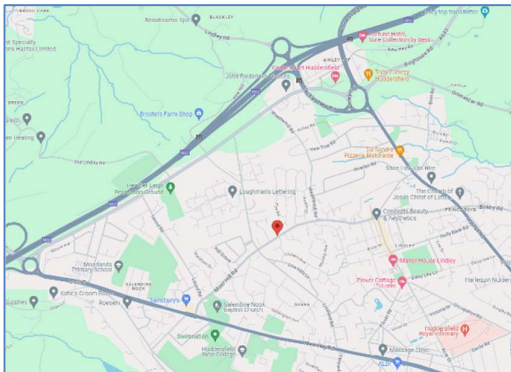
The site accommodates a range of single storey, stone built, former garages and has previously had planning permission for demolition of the garages and construction of a single detached dwelling.

The previously passed plans are available on request from the Agent's office and the plot would suit a local developer or self builder seeking a plot for their own use.

LOCATION

The property is well located on the edge of Lindley village in close proximity to local amenities.

Lindley is a popular residential area with access to good local schools and being a short distance from Junctions 23 and 24 of the M62 motorway network, in addition to being accessible for Huddersfield town centre.



ACCOMMODATION

Site Area 319.61m² (0.079 Acres)

PRICE

Offers in the Region of £70,000.

TENURE

Freehold

The property is accessed via a lane which is in the ownership of 58 Cowrakes Road which may need to be varied prior to completion of the sale.

PLANNING

A copy of the previously passed planning decision notice and plans can be obtained from the agent's office on request.

CONTACT

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VAT

VAT may be charged on the property, and we therefore recommend that seriously interested parties seek the appropriate legal advice.



bramleys.com/commercial

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 in situ 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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