

FOR SALE

FORMER LANDS HOUSE CARE HOME, NEW HEY ROAD
Rastrick, Brighouse HD6 3QG



RESIDENTIAL DEVELOPMENT OPPORTUNITY **With Planning Permission**

- Planning permission has been granted for the conversion of the existing property into 11 apartments in addition to 5 new build dwellings and a new build block of 6 apartments
- Site ready to commence with Building Regulation Plans in place
- Details of the planning decision, along with plans and all relevant documentation, is accessible via the Calderdale Metropolitan Borough Council, under planning application number 17/01268/FUL.

T. 01484 530361

www.bramleys.com

FORMER LANDS HOUSE CARE HOME, RASTRICK

RESIDENTIAL DEVELOPMENT OPPORTUNITY

The development opportunity comprises a two storey stone built former care home set within 0.88 acres. Planning permission has been granted for the conversion of the existing building into 11 apartments, 9 of which are two bedroom, 1 three bedroom, and 1 one bedroom. The converted building will provide approximately 8,605ft² of residential accommodation.

Upon the land to the rear, consent has been granted for the erection of a pair of semi-detached dwellings and 3 detached dwellings in addition to the erection of a new build block of 6 apartments which shall extend to approximately 4,000ft².

The property is positioned in the popular residential area of Rastrick which neighbours the highly sought after residential area of Fixby, and is well positioned for access to the motorway network at Junction 24 (Ainley Top) and Junction 25 (Brighouse). This location is also accessible for local amenities provided within Brighouse and Elland town centres, in addition to the more substantial town centres of Huddersfield and Halifax. The property is positioned approximately 3 miles to the northwest of Huddersfield town centre and approximately 5 miles to the southeast of Halifax town centre.

The availability of the site presents an excellent opportunity for a developer to acquire land with existing planning consent in a sought after residential location which offers excellent commuter accessibility. Documents in respect of the planning application can be obtained via the agent's office, or through Calderdale Metropolitan Borough Council, under planning application number 17/01268/FUL.

LOCAL PLANNING AUTHORITY

Calderdale Metropolitan Borough Council
The Town Hall
Crossley Street
Halifax
HX1 1UJ

PLANNING APPLICATION

Reference 17/01268/FUL with no affordable housing requirement.

WATER AUTHORITY

Yorkshire Water
Western House
Western Way
Bradford BD6 2SZ

AVAILABLE DOCUMENTATION

Copies of the following documentation and agreements are available by request via the Agents.

- Full Planning Consent Decision Notice
- Site Plan
- Layout Sketches
- Site Report
- Bat Survey
- Tree Survey
- Acoustic Report
- Surface Water, Drainage and Flood Risk
- Air Quality Assessment
- Outline Drainage Strategy

PRICE

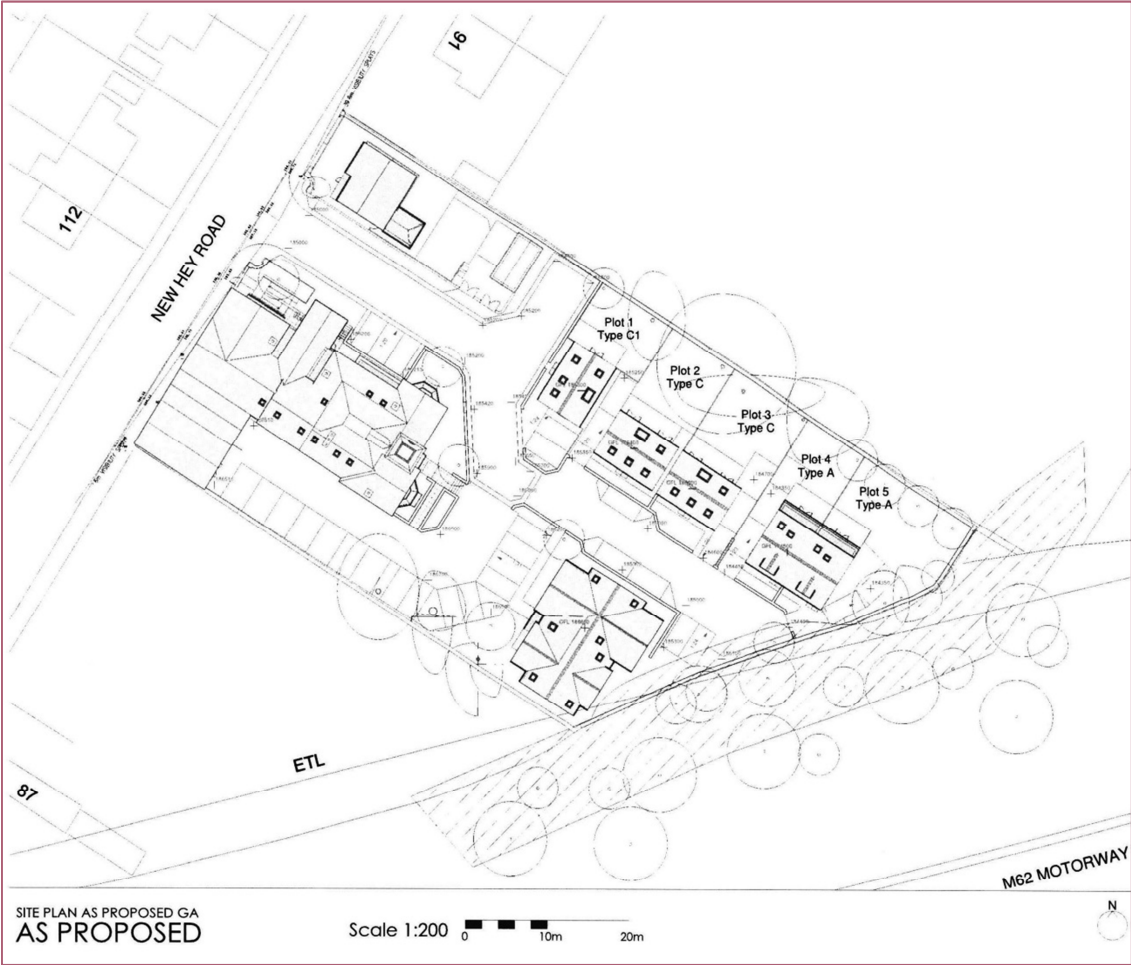
Offers sought in excess of £850,000.

VAT

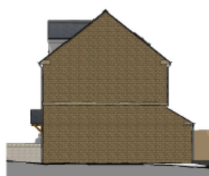
VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

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RESIDENTIAL DEVELOPMENT OPPORTUNITY



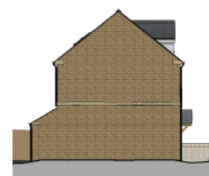
Type A
North
Elevation
Scale 1:100



Type A
East
Elevation
Scale 1:100



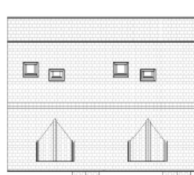
Type A
South
Elevation
Scale 1:100



Type A
West
Elevation
Scale 1:100



HOUSE
TYPE A
FIRST
FLOOR
Scale 1:100



HOUSE
TYPE A
ROOF
PLAN
Scale 1:100



HOUSE
TYPE A
SECTION B
Scale 1:100



3D View
Front of
Type A
Scale



HOUSE
TYPE A
GROUND
FLOOR
Scale 1:100



HOUSE
TYPE A
SECOND
FLOOR
Scale 1:100



HOUSE
TYPE A
SECTION A
Scale 1:100



3D View
Rear Type A
Scale

HOUSE TYPE A PLANS SECTIONS ELEVATIONS
AS PROPOSED

Scale 1:100 0 5m 10m 20m

Client	City	Dr	Dr
Project Name	198	198	198
Project Address	198	198	198
Project Description	198	198	198
Project Status	198	198	198
Project Date	198	198	198

Fibre
ARCHITECTS

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RESIDENTIAL DEVELOPMENT OPPORTUNITY



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

BRAMFLEYS, 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

CONTACT BRAMLEYS

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