

MARSH & MARSH PROPERTIES

Land, 2 The Grove, Hipperholme, HX3 8JN

£160,000



A unique opportunity is on offer to purchase a parcel of land on the highly sought after Bramley Lane, with planning permission (Permitted Development - 17/00163/FUL) for a two bedroomed detached property. The footings have been already put in place as well as drainage. A fantastic opportunity for any property developer or someone that is wanting to be able to create their own home.

Bramley lane is a highly sought after location where rarely this opportunity to purchase land is available anymore. Located in a well-connected location and ready for immediate possession.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Its close proximity to Hipperholme village is an excellent feature, being within walking distance of all shops and services including the highly rated restaurants, bars and bistros. The property is also within the catchment area of good primary and secondary schools, in addition to the highly regarded private Hipperholme Grammar School.



The land benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away, both offering access to excellent train links with regular services to all local towns, including London via the Grand Central train. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

The land can be viewed from the roadside at any time, however, viewings internally onto the land must be arranged via the office.



GENERAL

Planning Application Ref: 17/00163/FUL

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///fears.served.bride

Google Plus Code: P5HR+G2V Halifax

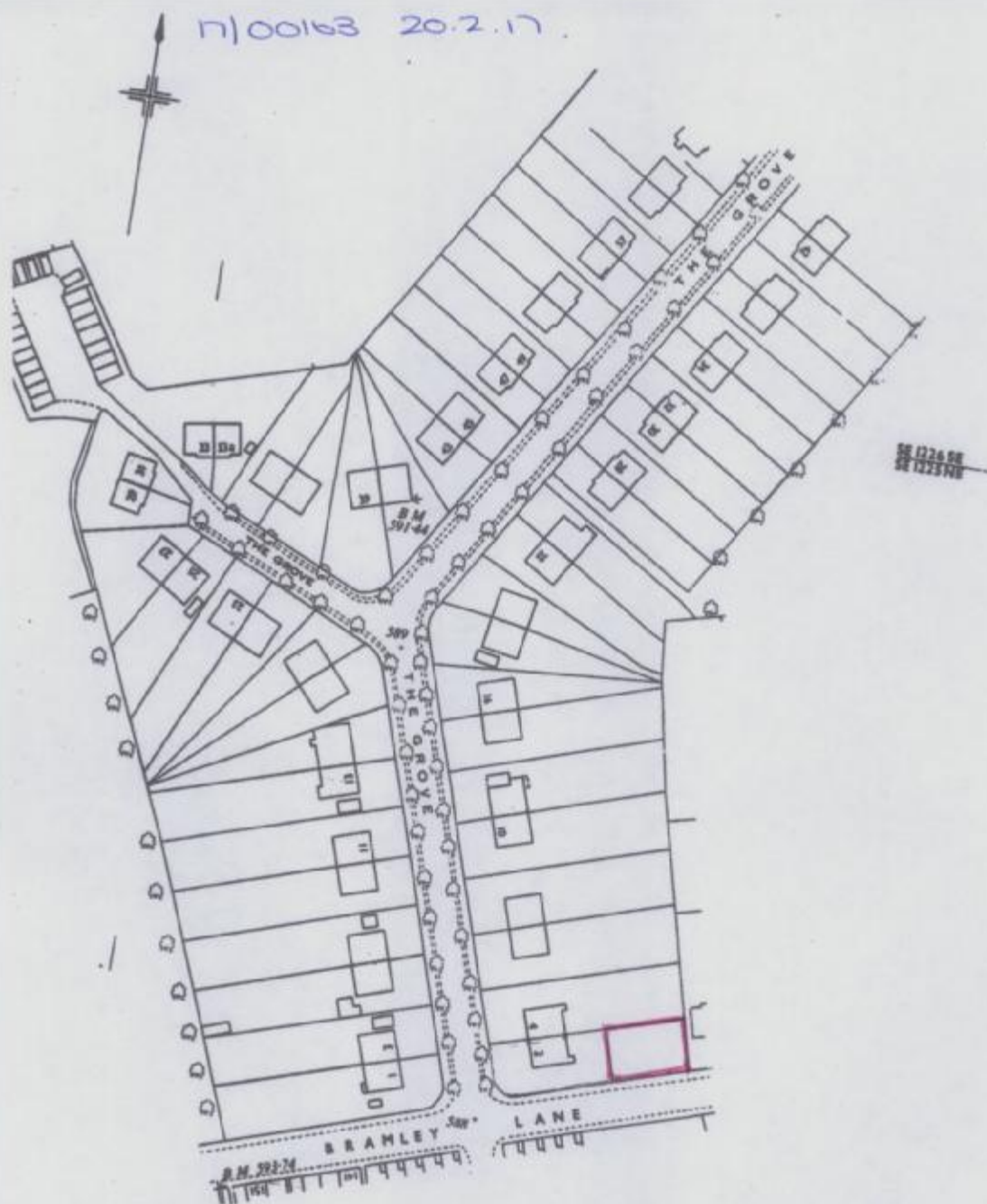
For sat nav users the postcode is: HX3 8JN



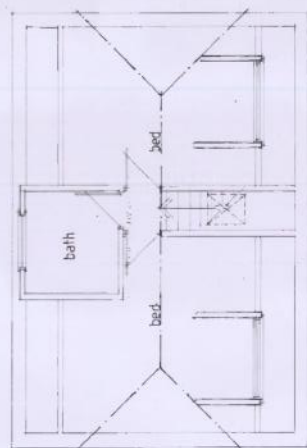
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

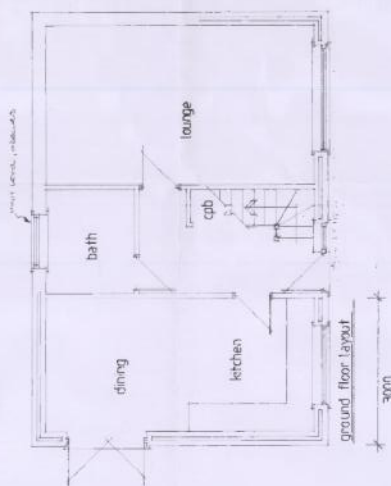
Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



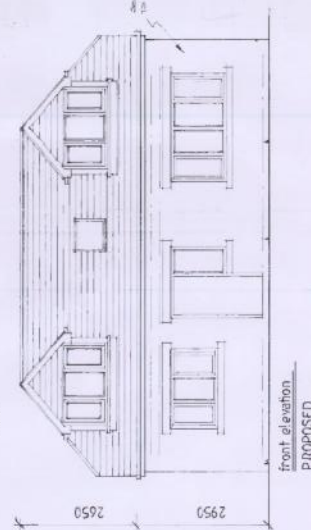
SITE LOCATION WITH 1:1250
 LAND TO THE EAST OF
 2, THE GROVE, HIPPELHAME, HX5 8JH



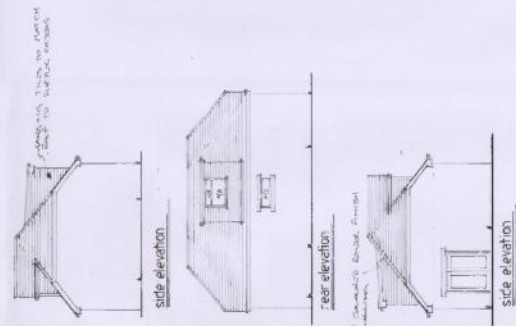
first floor layout



ground floor layout



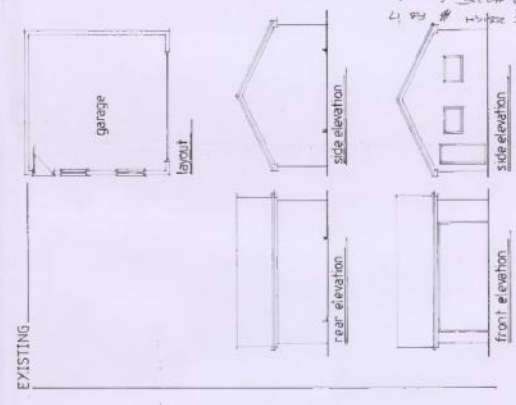
front elevation
PROPOSED



side elevation

rear elevation

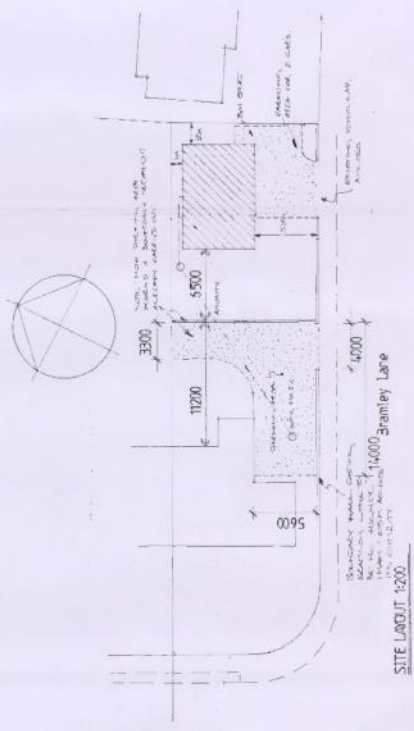
side elevation



rear elevation

side elevation

side elevation



SITE LAYOUT 1:200

The design WORKS

94, Carr House Gate,
Wylke BD12 8ER
Tel: 01773 846601

Client: M. A. ANDER
2 THE ABOVE
HIPPERHOLME
HX3 8ES

Draw Title: PLANNING - REAR
4. SECTION
Site: AS ABOVE
DRAWING OF REAR
JOB TITLE TO FACILITATE NEW
IMPLICATIONS

Scale: 1:50 (11m x 12m)
Date: July 2017
Dm: P
Draw No: 4015/01

Rev	Description	By	Date
1	Rev to M. A. ANDER	AS	15/07/17
2	Rev to M. A. ANDER	AS	15/07/17
3	Rev to M. A. ANDER	AS	15/07/17
4	Rev to M. A. ANDER	AS	15/07/17