

bramleys

For Sale

**BUILDING PLOT 2
ASHLEIGH DALE**

RESIDENTIAL SALES

Offers In Excess Of

BIRKBY HD2 2DL

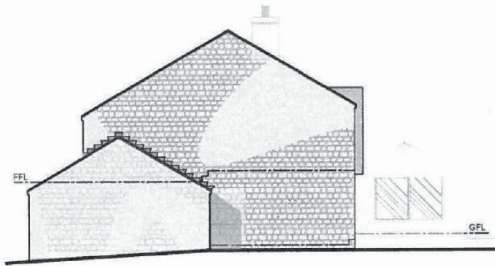
£250,000



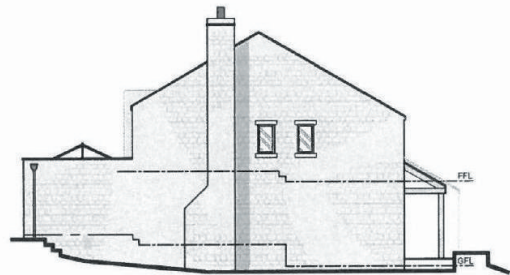
FRONT ELEVATION



REAR ELEVATION

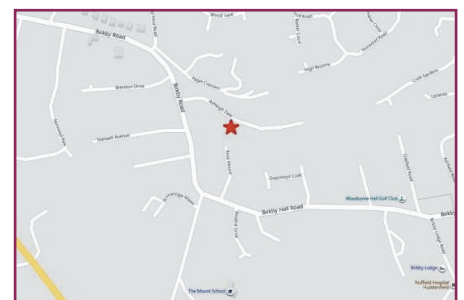
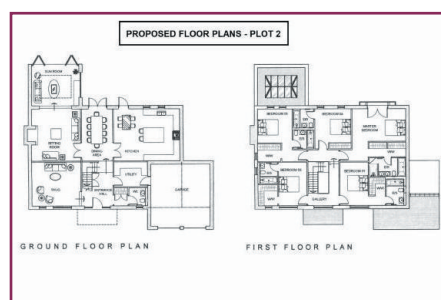
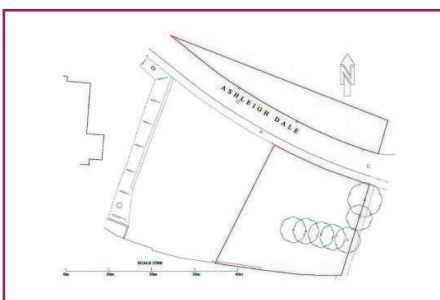


SIDE ELEVATION



SIDE ELEVATION

- **SUPERB DEVELOPMENT OPPORTUNITY**
- **PLOT 2 WITH 2,875 SQFT OF ACCOMMODATION**
- **DOUBLE INTEGRAL GARAGE**
- **4 RECEPTION ROOMS**
- **OPEN PLAN BREAKFAST KITCHEN**
- **5 BEDROOMS ALL WITH EN SUITE FACILITIES**



A superb development opportunity has arisen to acquire 1 or 2 excellent building plots within the sought after residential locality of Ashleigh Dale, Birkby. They are within an area of high value properties, being readily accessible to local amenities and also in close proximity to the M62 motorway.

Planning permission has been granted by Kirklees Council in a decision notice dated 2nd December 2020, application no: 2020/62/92853/W for "Erection of two detached dwellings with integral garages". Each of the properties are individually designed and under the current design will have a gross internal floor area of approximately: Plot 1 - 2,915 sqft and Plot 2 - 2,875 sqft. Both properties offer 5 bedroom accommodation. The title is registered under WYK233504 and all prospective purchasers should be aware that the land shown on the site plan located on the opposite side of Ashleigh Dale is included with Plot 2.

The accommodation briefly comprises:-

METHOD OF SALE:

The building plot is offered for sale on an individual basis, although there is an option to purchase both plots. Any interested buyers should ensure that their best and final offers are received in writing by the agents on or before 12 noon on Tuesday 22nd June 2021. Best and final offer forms can be obtained from the selling agents. Please call the office on 01484 530361.

NB:

No offers will be considered if they are made after the above deadline.

COUNCIL TAX BAND:

TBA

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

RELATED SALE DISCOUNT:

Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through

Bramleys who then instructs Bramleys in the sale of their own property.

ON-LINE 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.

DIRECTIONS:

Leave Huddersfield via New North Road towards Halifax which automatically becomes Edgerton Road and then

bramleys.com

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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