

**BUILDING PLOT ADJACENT TO 7 EAST STREET, JACKSON BRIDGE,
HOLMFIRTH, HD9 1HY
BEST AND FINAL OFFERS OVER £100,000**

PROPERTY DESCRIPTION

Detached building plot in the lovely location of East Street, Jackson Bridge near Holmfirth. Close to the village centre we offer a particularly characterful building plot which has planning consent to build a new three storey home with integral garage and accommodation split over three levels.

The accommodation includes four good sized bedrooms, master bedroom with ensuite, house bathroom and further shower room, entrance lobby, inner hallway, living dining kitchen with glazed doors to garden, utility room, cloakroom and w.c., lounge with Juliet balcony, and characterful windows.

The plot provides a South facing enclosed garden.

The successful purchaser will have the opportunity of creating a particularly characterful home in a lovely village location.

The building plot is offered by the best and final offers method.

All bids to be submitted to the selling agents Holmfirth office no later than 12 noon on Thursday 7th April 2022.

(Plans for identification purposes only)



Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England) Order
2015**

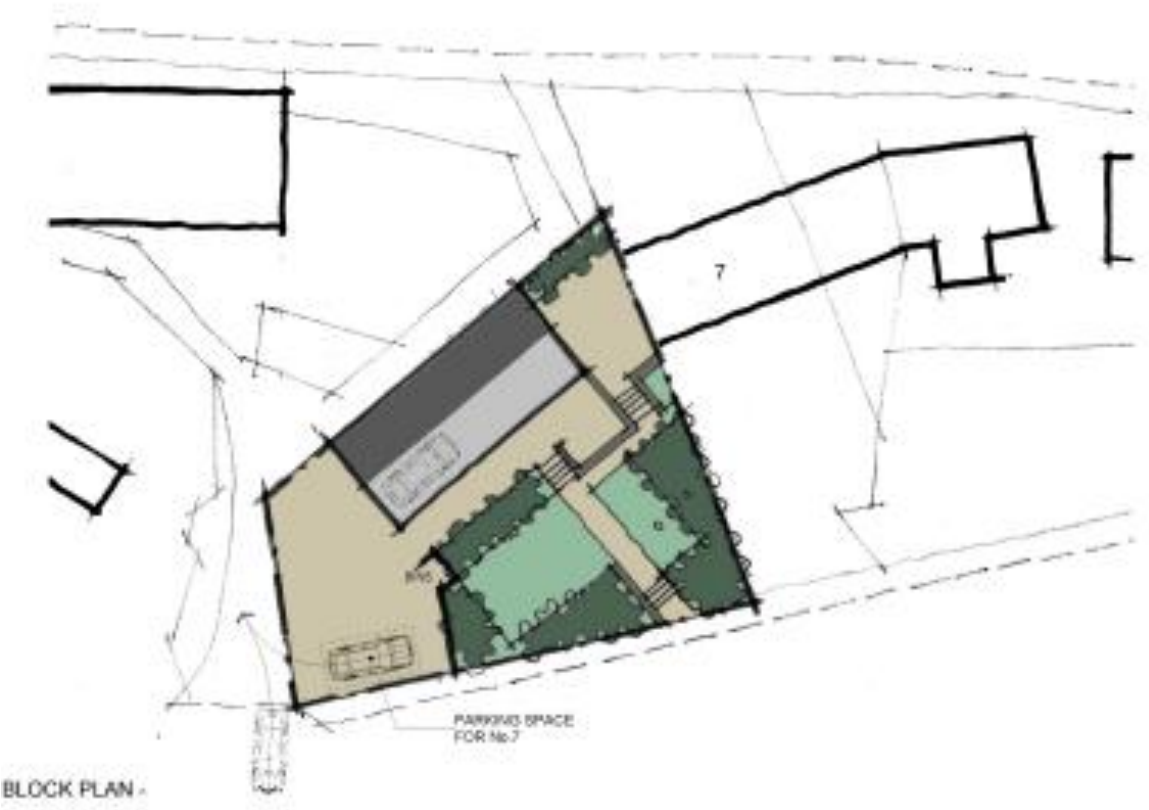
PLANNING PERMISSION FOR DEVELOPMENT

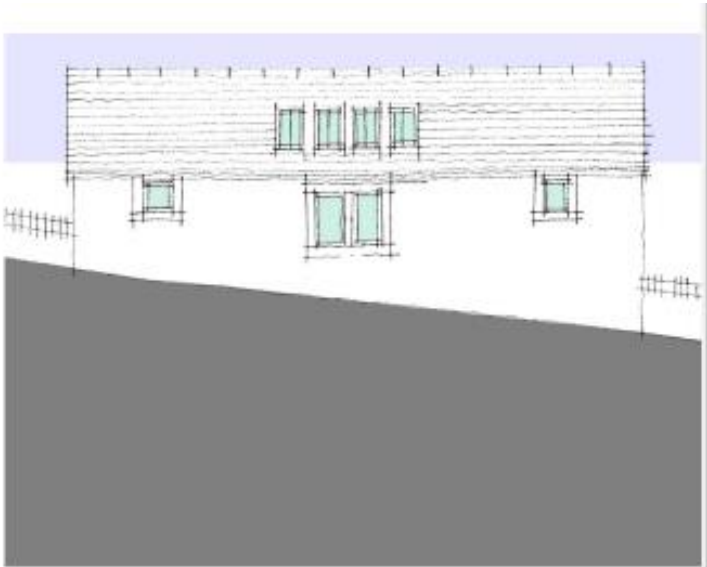
Application Number: 2020/62/91456/W

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

ERECTION OF DETACHED DWELLING

At: ADJ, 7, EAST STREET, JACKSON BRIDGE, HOLMFIRTH, HD9 1HY

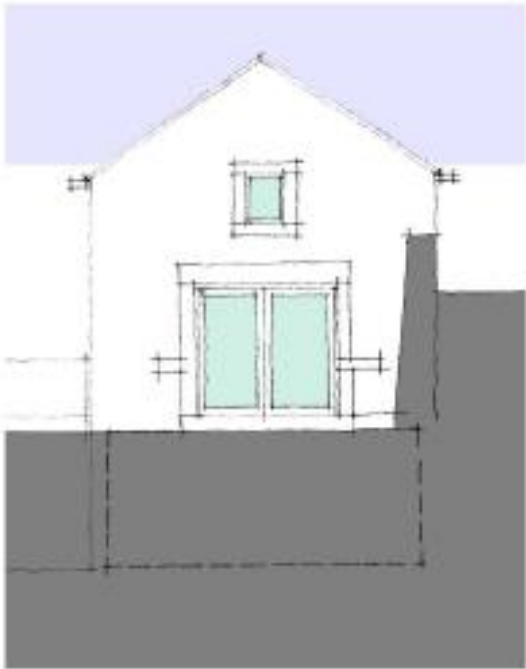




NORTH ELEVATION-



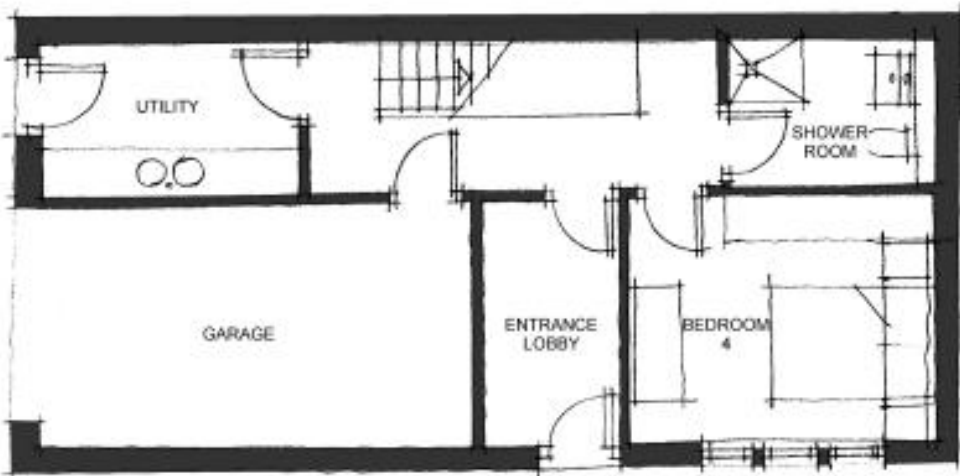
SOUTH ELEVATION-



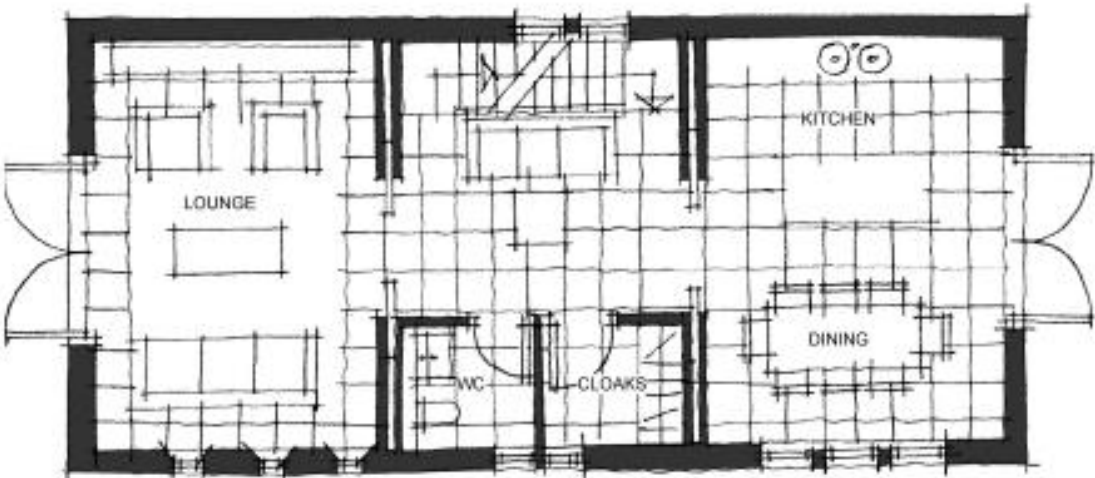
EAST ELEVATION-



WEST ELEVATION-



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN -



FIRST FLOOR PLAN -



ADDITIONAL INFORMATION

(This information also included in the property description)
The building plot is offered by the best and final offers method.
All bids to be submitted to the selling agents Holmfirth office no later
than 12 noon on Thursday 7th April 2022.
Offers over £100,000.

VIEWING

For an appointment to view, please contact the Holmfirth Office
on 01484 689689

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not
been checked on the title deeds for any discrepancies or rights of
way if any (This is a standard statement on all our brochures due
to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE
valuation service, telephone our nearest office for a prompt and
efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



MAIN CONTACTS

T: +44 (0)1484 689689

W: www.simonblyth.co.uk

A: Fairfield House,
Hollowgate,
Holmfirth
HD9 2DG

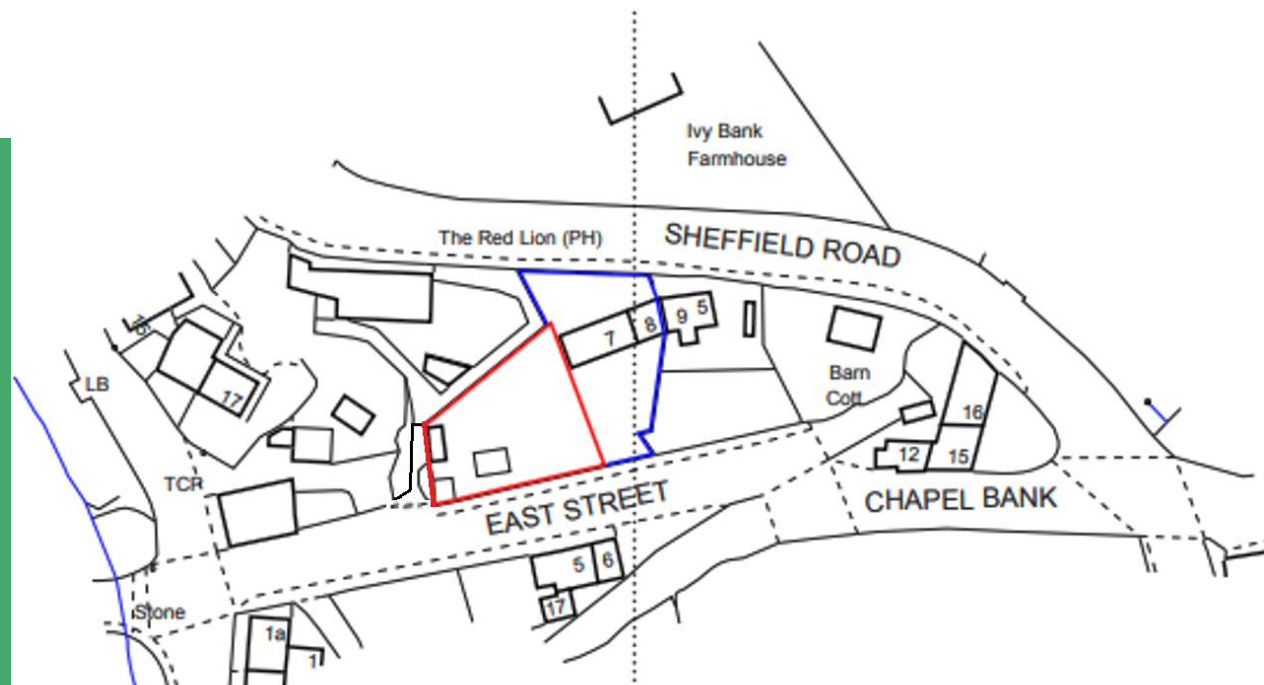
OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730