ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

Land Meltham Road, Huddersfield, HD4 7EL

Guide Price £200,000

GUIDE PRICE £175,000-£200,000 *OFFERED FOR SALE* *A FANTASTIC OPPORTUNITY TO ACQUIRE THIS PRIME LOCATION, A SUPERB PLOT OF WOODLAND AND PASTURE APPROXIMATELY 2.197 ACRES* Situated on the outskirts of the popular village of Netherton with stunning views as far as the eye can see. The site is set on a downwards sloping level and extends to approximately 2.197 acres, located close to surrounds amenities, Meltham and Huddersfield town centre is a short distance away. The site benefits from having views over open fields, open countryside. This is a popular residential location providing relatively easy access to Huddersfield and Oldham, good commuter links to Manchester. TEL the agent ADM Residential on 01484644555 or email us from the link. (PLEASE NOTE THE SIZE COULD SEE A DEVELOPMENT OF 18 UNITS WHICH IS STFP);

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

LAND FOR SALE

Photographs of the Land:
NO PLANNING

ADDITIONAL INFORMATION

Please note: Planning has not been put through - the current owners have approached the Council with the proposal. If anyone is looking to purchase, you will need to apply for full planning.

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Netherton Infant and Nursery School, South Crosland C Of E Junior School, Netherton Pre School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre with easy access to Honley and Meltham. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

THE SITE IS OPEN FOR VIEWINGS AT ANY TIME - NO APPOINTMENT NECESSARY.

TENURE

We understand that this Land is Freehold.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

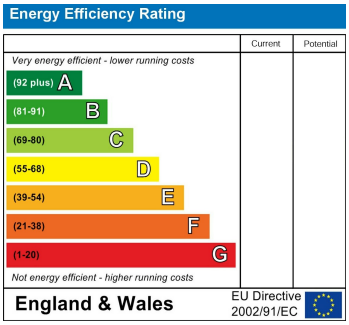
BOUNDARIES AND OWNERSHIPS

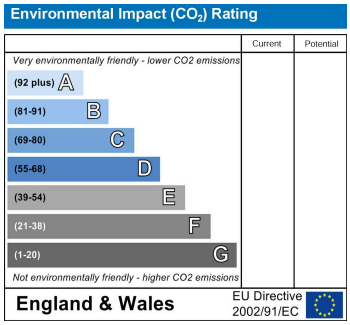
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of
way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

Energy Efficiency Graph





BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.