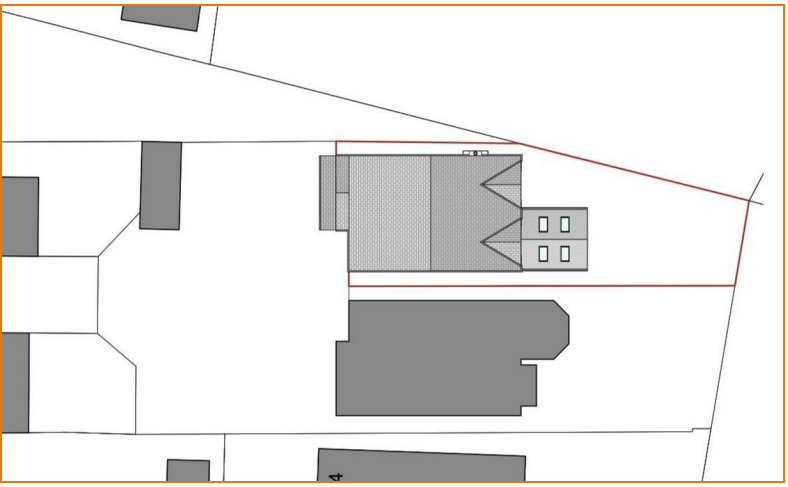
BOULTONS



£175,000

Laund Road Salendine Nook Huddersfield HD3 3TY

Land at, 160a Laund Road, Salendine Nook, Huddersfield, HD3 3TY

CALLING SELF BUILDERS & DEVELOPERS.

Enjoying a prime location, ideal for your dream home? This building plot, once the site of a detached house, now offers you the exciting opportunity to build a brand new property under application Number: 2021/62/92864/W. Indicative plans for a 4 double bedroom home with 2 receptions and a good sized conservatory. Well located in a sought-after residential suburb, this plot is conveniently located close to the M62, ensuring easy access to nearby cities and beyond. Not to mention, you'll have all the local amenities you need right at your fingertips. Surrounded by properties of similar standing, this plot promises access to regarded schooling and bustling village centres.

TENURE

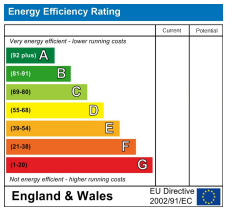
We understand that the land is freehold. Full details to be confirmed within the contract pack available prior to the sale.

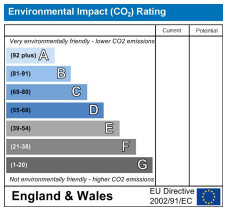
AGENTS NOTES

The site is tucked away down a shared drive at the end of the approach with an attractive backdrop and forms a parcel of land which formally housed a detached property which we understand was demolished following fire damage. The decision notice states for the "erection of detached dwelling" under application number: 2021/62/92864/W. Indicative plans illustrate a 4 bedroom, 2 bathroom and 2/3 reception rooms. Interested parties to make their own equerries with local planning and if required we are pleased to provide you with a collection of recent sales from the surrounding area that may help you determine a gross development value for the subject property once built out.

Directions

Located towards the Lindley Moor Road (A643) end of Laund Road and accessed in between 160 and 158 Laund Road.





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