

BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Cop Hill End

Slaithwaite, Huddersfield, HD7 5XA

Offers Around £650,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



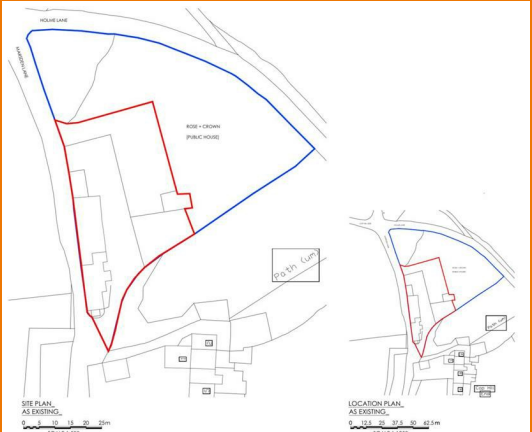
VALUERS



LETTING AND MANAGEMENT SPECIALISTS

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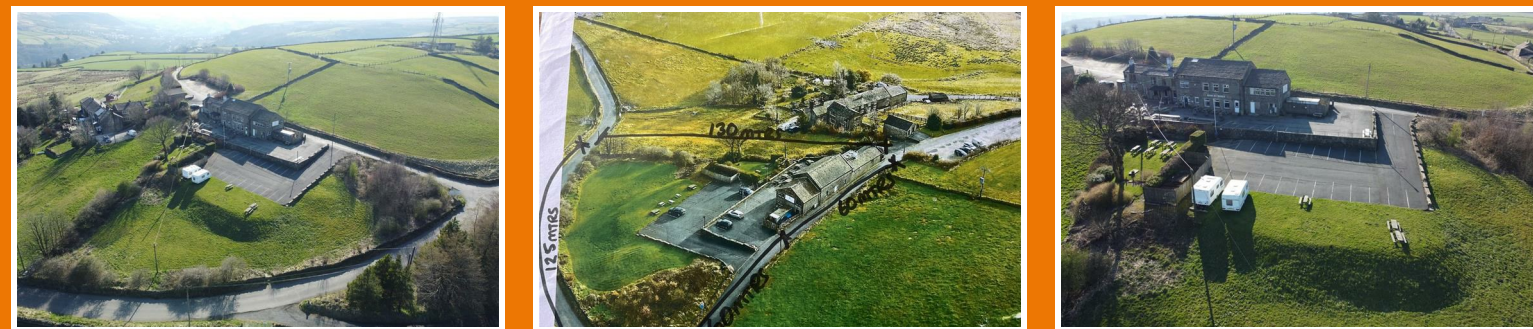
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Cop Hill End

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Offers Around £650,000



*** NOW UNDER OFFER ***

Prominently positioned in the picturesque area of Cop Hill End, above Slaithwaite village center is this remarkable property. Offering a rare development opportunity that is sure to capture the imagination. With outstanding panoramic views that stretch across the stunning landscape, this site offers a unique chance to create something truly special.

Set within extensive grounds, the property is situated in a beautiful semi-rural location surrounded by natural beauty, making it an ideal setting for those seeking a peaceful country lifestyle while still being within reach of local village amenities in the fashionable village center nearby which also benefits from trans Pennine rail links.

This property is suitable for various development schemes, subject to planning permission, allowing for flexibility in design and purpose. Whether you envision a grand private residence, a series of homes, or another innovative project, the potential here is vast.

With its combination of breathtaking views, generous grounds, and a serene environment, this property is a rare find. It invites you to explore the possibilities and create a vision within the stunning landscape of Cop Hill, Slaithwaite.

Conversion to residential is GRANTED under application 2025/62/90628/W. For the erection of two storey side extension and alterations to former public house to create 6 residential units with access, parking and associated works. Indicative plans are available on the local authority website.

Alternatively planning permission for conversion to holiday lets (ALSO GRANTED) is visible under 2025/62/90628/W.

PLANNING

Planning - Interested parties should satisfy themselves as to the current Planning Status and whether their proposed use would be acceptable to the Local Planning Authority.

Current planning permissions are for conversion to residential use under the application no: 2025/62/90628/W. For the erection of two storey side extension and alterations to former public house to create 6 residential units with access, parking and associated works.

As an alternative scheme there is an active granted permission for the conversion to holiday lets with the application visible under 2025/62/90628/W.

Indicative plans are available on the local authority website.

The property is currently trading as a licenced public house and has potential for the incoming purchaser to continue as a destination restaurant, gastro pub or wedding venue. (See local authority guidelines for clarification).

TENDER PROCESS

Interested parties are invited to make their best offer over £750,000 by 12 noon 30/6/25.

The offer must be in writing or email and set out as follows:

1. Full name and address of the individual or company proposing to acquire the holding.
2. Full name and address of the solicitor who would be acting in the acquisition.

3. Amount of the offer.

4. The funding required, if any. Or if cash proof of the same.

5. The proposed end use and timescale.

6. The conditions attached to the offer such as Survey, Board approval, Planning Permission or sale of another property.

7. The prospective purchaser will be required to provide their ID in line with anti money laundering regulations.

8. 10% non- returnable deposit to be paid upon acceptance of offer, before solicitors are instructed the terms to be agreed within the proposed agreement. This would be considered to be part of the purchase price.

The vendor/client reserves the right not to accept the highest offer.

Any late offer submitted after the deadline may not be taken into consideration.

If an alternative planning permission (other than currently granted) is to be sought, it is required that the transaction will be completed within 4 weeks of receipt of an Approved Planning Permission.



The time frame could be extended at the discretion of the vendor if they are satisfied that sufficient progress has been made with the Local Planning Authority.

LOCATION INFORMATION

Slaithwaite is a thriving village center some 5 miles south west of Huddersfield itself and enjoying rail links to major regional financial cities and towns. There are a number of cafes, bars, restaurants and independent retailers along with a major supermarket. Cop Hill itself is atop the hill and is a hamlet style setting taking in superb views down the Colne Valley and beyond. There are lovely countryside walks all around the moorland and down in the valley bottom strolls can be enjoyed along the Huddersfield narrow canal. The position of the Rose and Crown will give a taste of rural lifestyle while still allowing residents to dip into the benefits of a bustling village/township.

TENURE

We understand that the property is a freehold arrangement.