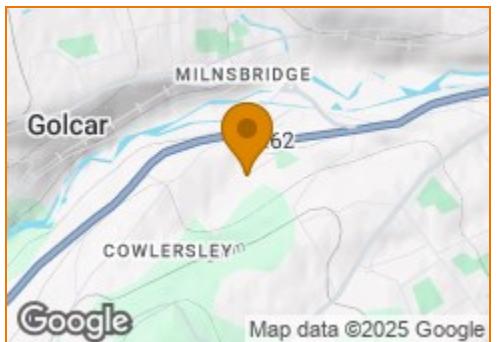


Terrain Map

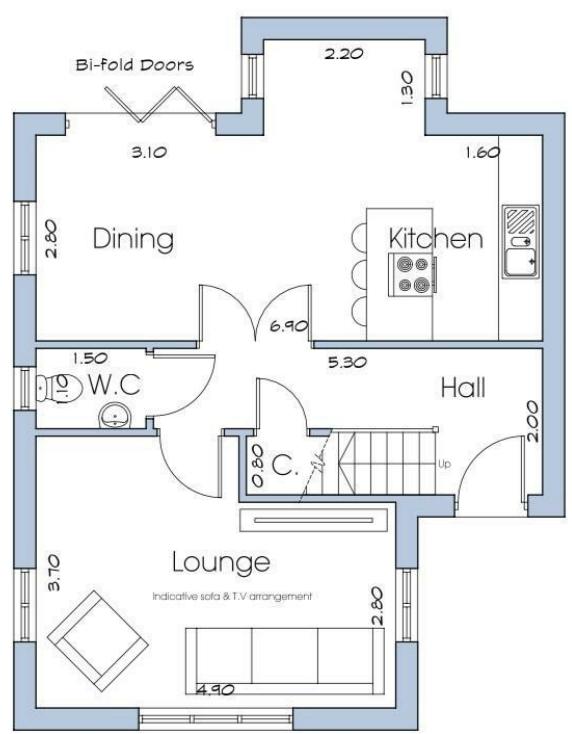


Hybrid Map

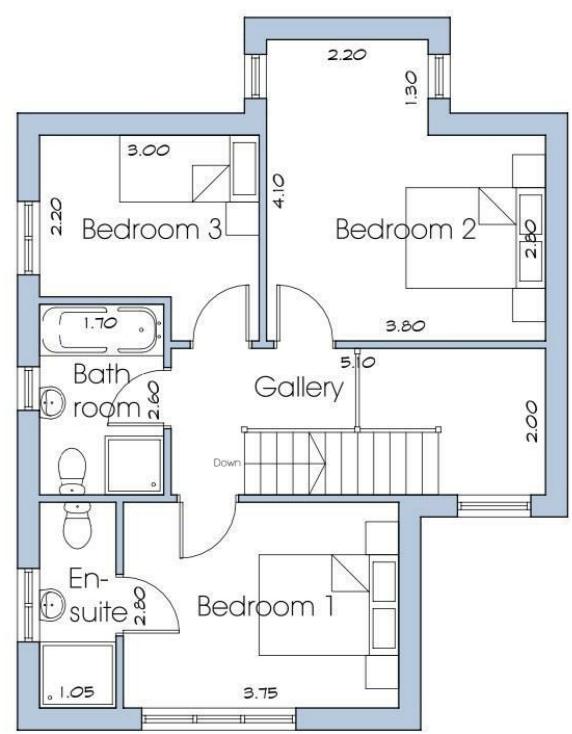


BOULTONS

Floor Plan



1 Ground Floor GA Plan
1:50

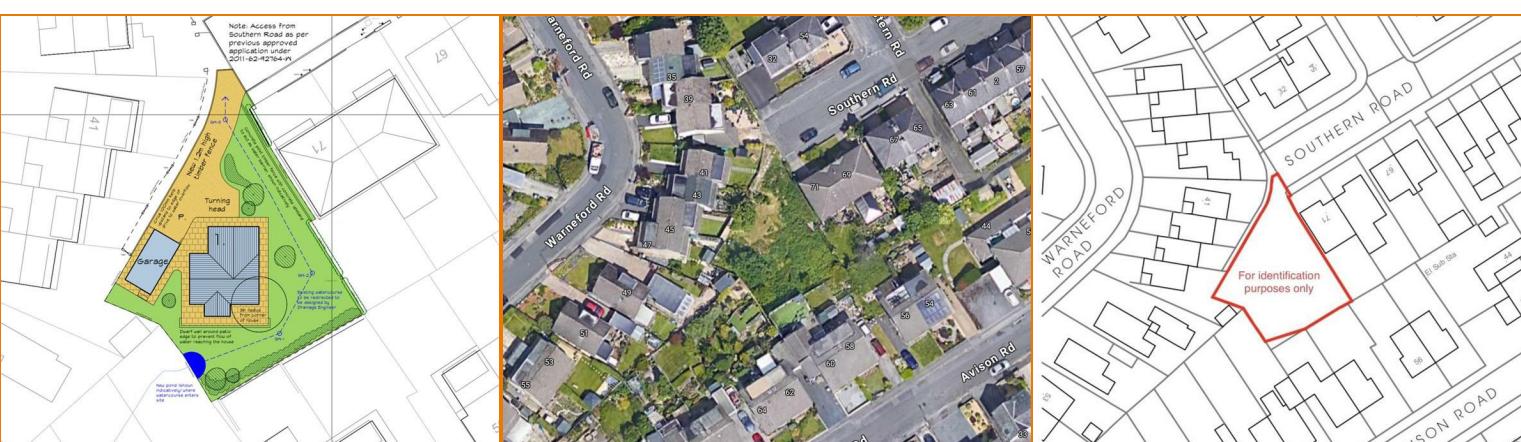


2 First Floor GA Plan
1:50



Southern Road
Cowlersley, Huddersfield, HD4 5TJ

Asking Price £65,000



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Southern Road

Cowlersley, Huddersfield, HD4 5TJ

Asking Price £65,000

Parcel of land amounting to circa 275 square meters (not measured) with permission under application number: 2022/62/93516/W for the erection of one detached dwelling and garage. Well located at the end of a no-through road and on a corner style plot off the top of Southern Road in an established and popular residential district close to amenities in the fashionable villages of the Colne Valley.

IMAGES USED ARE EXAMPLES OF HOW THE FINISHED BUILD COULD LOOK.

AREA INFORMATION

Cowlersley is an established village location some 2 miles (3.2 km) west of Huddersfield situated within the Colne Valley between Milnsbridge and Linthwaite. Accessed off the main arterial road namely Manchester Road (the A62) and is therefore on good bus routes plus road links for commuters over the tops to Manchester and also near a number of thriving village centers all along the Colne Valley. Including Trans Pennine rail links from Slaithwaite and Marsden. Its main claim to fame is that the former British prime minister Harold Wilson was born and lived in Cowlersley in his early childhood. Open rolling countryside can be found nearby with lots of moorland and reservoir walks in the vicinity. Schools are to be found in the village (primary) and a little further up the hill for the local high school.

PROPOSED PROPERTY INFO

Indicative plans detail a 3 bedroom detached home with a galleried hall and landing with glazed feature curtain walling style design. There are proposed to be two reception rooms including an open plan dining kitchen, lounge, 3 bedrooms (master with en-suite) and a family bathroom. The plot will include extensive gardens and the permission shows a detached garage. Please note that a scheme for the management of water through the site is a condition for the planning. A Rightmove "Best Price Guide" showing comparable data from sales of similar 3 bedroom detached houses is available from the auctioneers office upon request.

VIEWING ARRANGEMENTS

On site during day light hours.

TENURE

We understand that this a freehold interest and the contract pack will detail the title prior to the auction itself.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.openreach.com/fibre-checker>
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

