

Huddersfield Site at 120 Laund Road, Salendine Nook, West Yorkshire HD3 3TY

- **A Freehold Site extending to Approximately 0.266 Hectares (0.658 Acres)**
- Part occupied by a Detached Bungalow
- Planning Permission for Demolition of the Bungalow and Erection of Ten Dwellings (4 x Four Bed Houses, 3 x Three Bed Houses, 1 x Two Bed Flat and 2 x One Bed Flats)
- No S106 Contributions or Affordable Housing will apply to the approved scheme

Vacant Possession



Seller's Solicitor

Viceroy Law Ltd (Ref: Mr S Taj).
Tel: 0161 393 3808.
Email: shoai.b.taj@viceroylaw.co.uk

**VACANT –
Freehold Building and Site with
Planning Permission**



Tenure

Freehold.

Location

The property is situated on the north-east side of Laund Road, approximately 2 miles to the north-west of central Huddersfield. A range of local shops is available in the Salendine Shopping Centre, with the further and more extensive facilities of Huddersfield being close at hand. Bradford and Leeds are to the north-east, and Greater Manchester is to the south-west. Rail services run from Huddersfield Station and the M62 Motorway is close at hand to the north. The well regarded Salendine Nook High School Academy is also close by.

Description

The property comprises an irregularly shaped site extending to approximately 0.266 hectares (0.658 acres). The property is currently part occupied by a detached bungalow and a shed, with the remainder comprising grassland and a surfaced driveway. The property benefits from planning permission for the demolition of the bungalow and the erection of seven houses and three flats.



Accommodation

Site Area Approximately 0.266 Hectares (0.658 Acres)

Planning

Local Planning Authority: Kirklees Council.
Tel: 01484 414746.

The property benefits from planning permission (Ref: 2014/62/93584/W) dated 25th June 2015 for 'planning permission for demolition of the bungalow and erection of ten dwellings'.

The approved scheme allows for the construction of the following: 2 x Four Bedroom Detached Houses, 2 x Four Bedroom Semi-Detached Houses, 3 x Three Bedroom Town Houses, 1 x Two Bedroom Self-Contained Flat and 2 x One Bedroom Self-Contained Flats.

Copies of the plans and planning permission are available from the Auctioneers upon request (Ref: SH).

NB: Please refer to the Title Plan to ascertain the exact boundaries of the property being sold.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.