



Prime Residential Development Site Subject to Planning
Circa 1 acre

Land at Toothill Lane
Toothill Lane
Brighouse
HD6 3SE

Location

Brighouse is a historic market town in the borough of Calderdale located 5 miles north of Huddersfield, 4 miles north east of Halifax and 9 miles west of Dewsbury.

The site is situated within an established residential area fronting Toothill Lane, connecting to Huddersfield Road (A641). Providing direct access to Brighouse town center. Toothill Lane is situated midway between junction 24 (2.8 miles) and junction 25 (2.4 miles) of the M62.

Brighouse railway station is a 2 minute drive (1 mile) from the site which provides access into Halifax in 20 minutes, Huddersfield in 25 minutes and Leeds city centre in 1 hour.

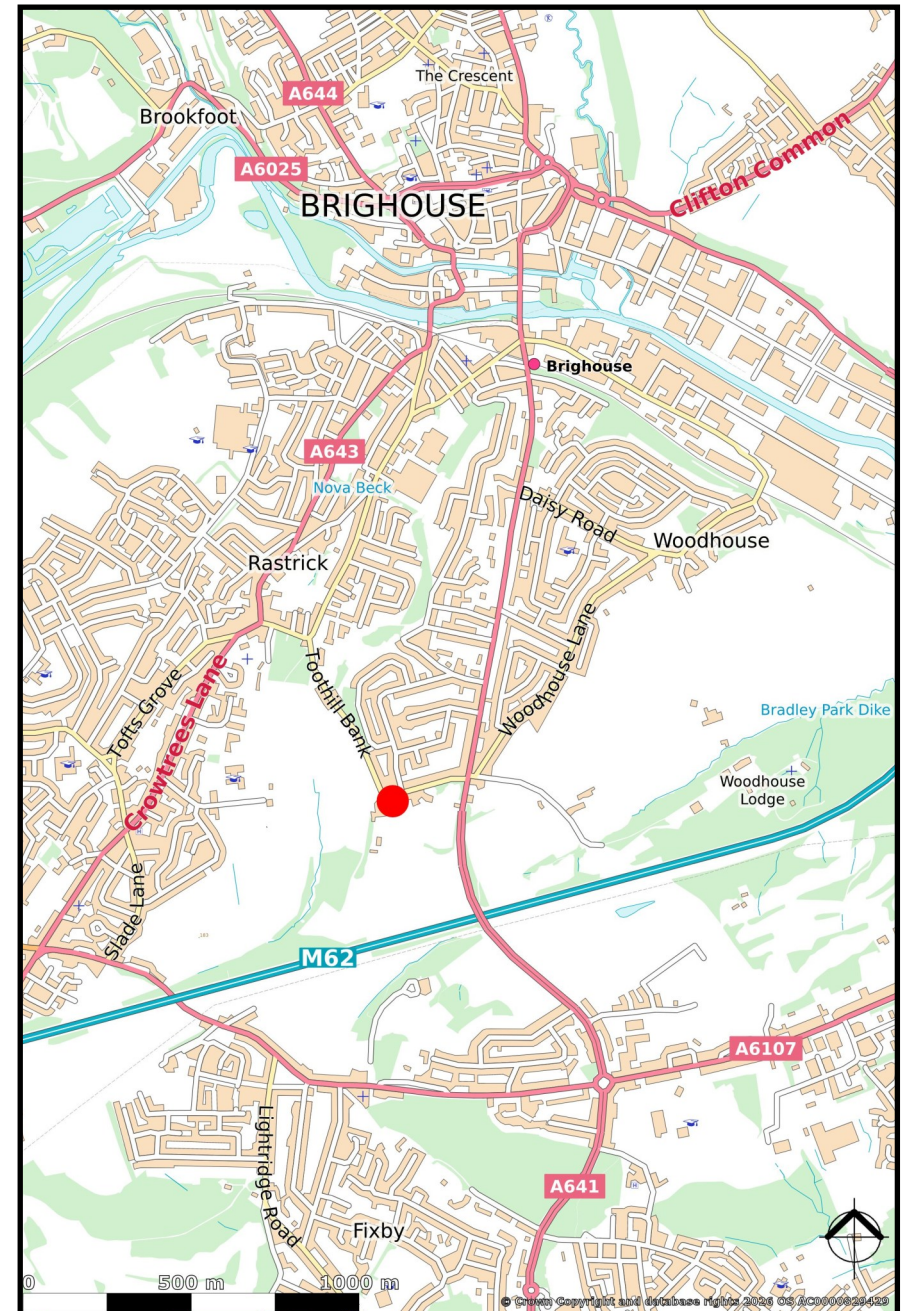
The Site

The site extends to approximately 1 acre and is irregular in shape. It comprises a number of residential and agricultural buildings situated on areas of hard standing, together with associated green space

- Frontage to Toothill Lane
- Brown field site
- Suitable for redevelopment

Tenure

The property will be sold freehold with vacant possession on completion.





Services

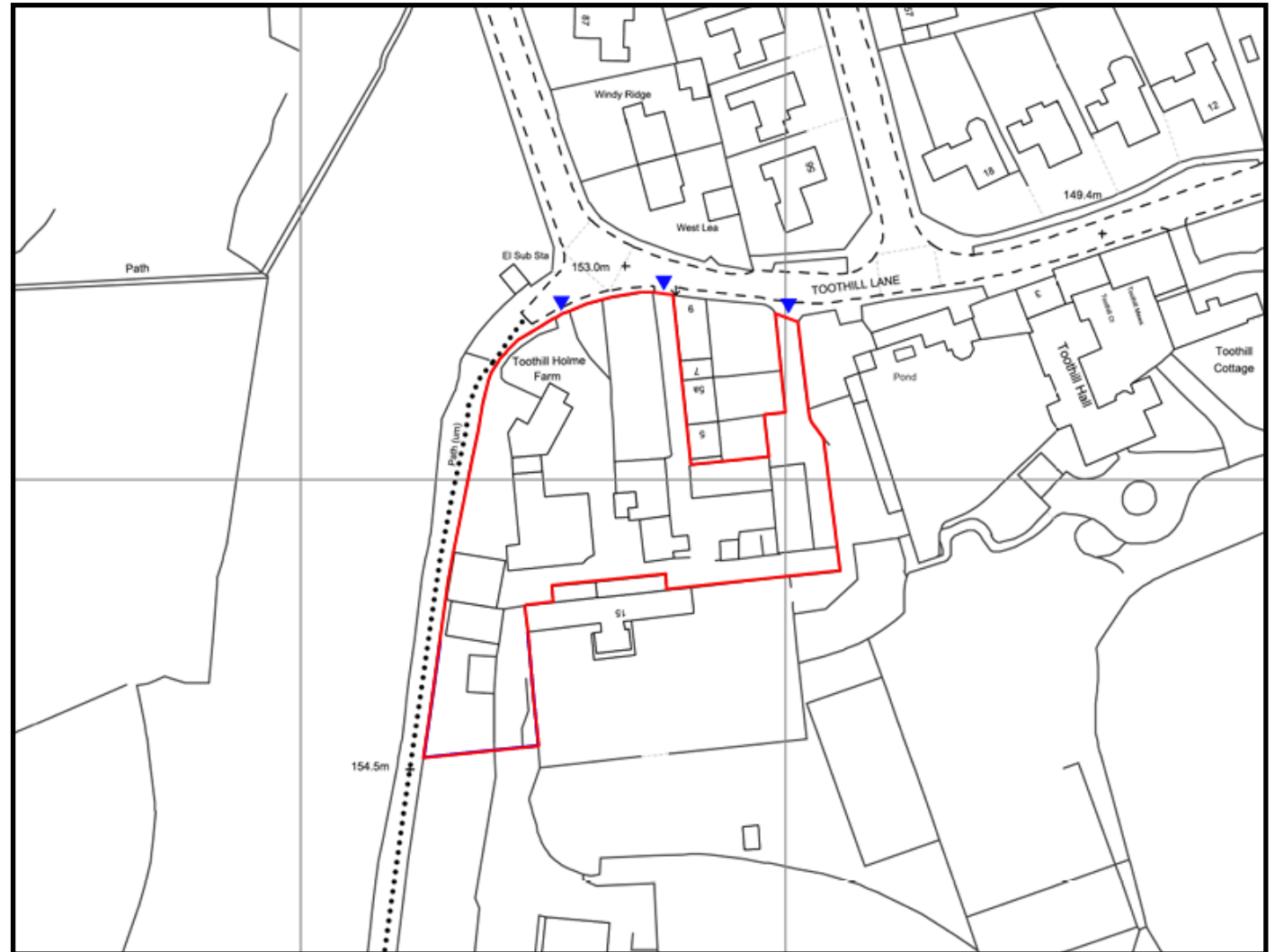
We understand that mains services are available to the site including gas, water and mains drainage: However, all prospective purchasers should investigate these matters to their own satisfaction.

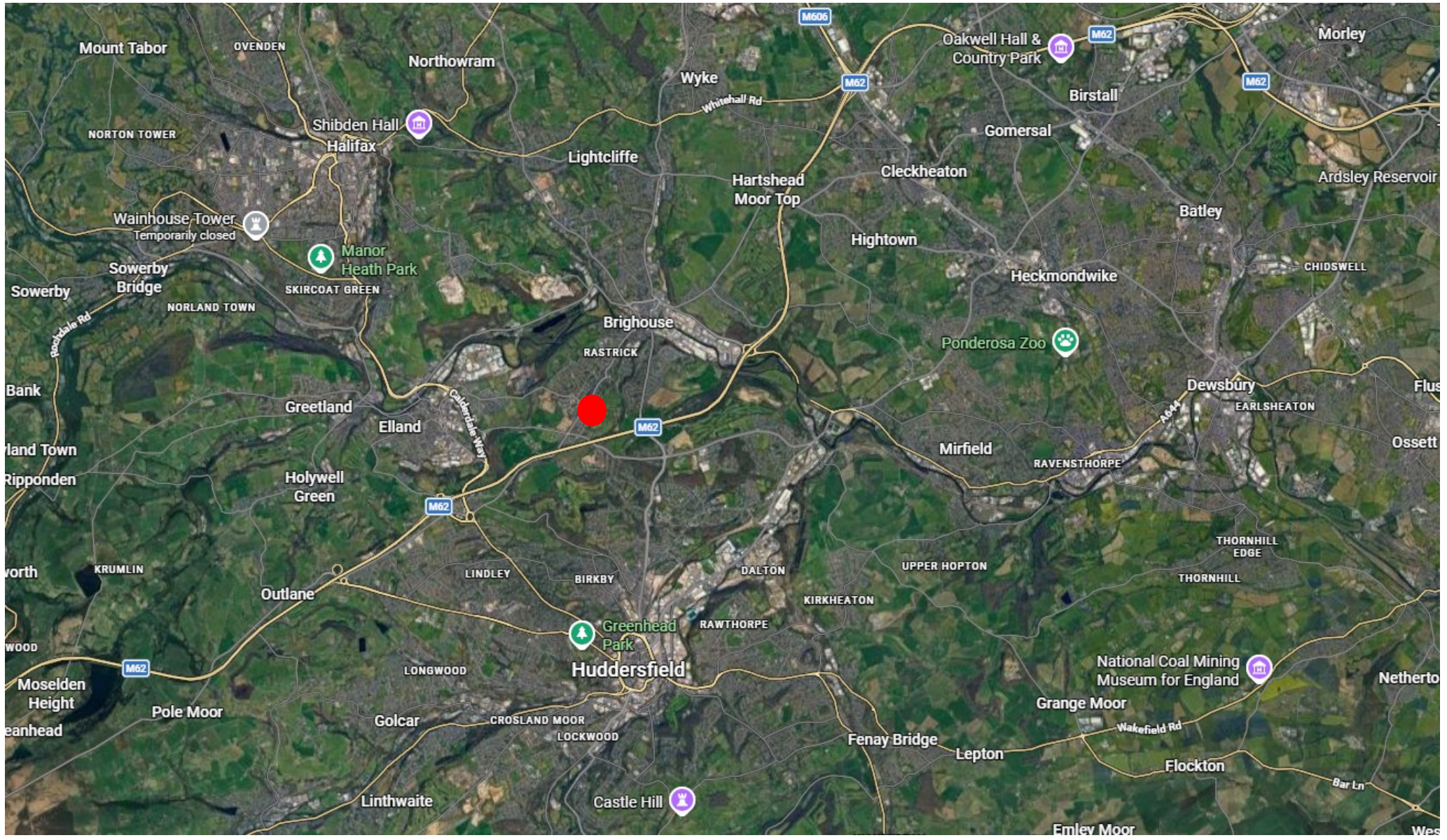
Proposal & Price

Proposals are invited in excess of £750,000 for the freehold of the property, subject to contract, and subject to planning permission.

These should include:

1. Source of funding to complete the purchase at the price offered including any third party approvals necessary.
2. Development proposals and the proposal for delivering the planning approval, including track record in similar circumstances in the region.
3. The due diligence required, the process and associated timescale along with any conditions.





Viewings

All viewings are to be arranged with the joint agents Dove Haigh Phillips and Snow Gate.

Legal fees

Each party is responsible for their own legal fees in connection with the transaction.

VAT

We understand that the property is not elected for VAT.

AML

The prospective purchaser will need to satisfy the Anti Money Laundering policies of the sales agent and the seller. This is usually two forms of identification and confirmation of the source of funds.

Contact & further information



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