

## Morley Lane, Huddersfield, HD3 4NS

**Price Guide £795,000**

\*AN OPPORTUNITY TO INVEST IN THE AREA \* "APARTMENTS ARE IN DEMAND FOR 2022" \* APPROXIMATE PRICE PER UNIT HAS INCREASED IN 2022 BY 12%\* \*\*\*ATTENTION DEVELOPERS\*\*\*PRIME LOCATION\*\*\* WATER SIDE SETTING\*\*\* HERITAGE AREA\*\*\*PLANNING GRANTED FOR APPROX 26/28 APARTMENTS\*\*\*\* An extensive and easily accessible parcel of land currently offering this attractive opportunity to create a new development of luxury apartments set on the Colne Valley Riverside. This site is located in this vibrant village of Milnsbridge, situated close to all amenities, easy access to the surround areas and M62 Motorway networks. Currently a working commercial site with planning permission having been passed for a three storey block of 26/28 apartments with on site parking. The site occupies a pleasant position with river frontage, could be ideal for Retirement Apartments or Luxury Living Apartments. Please contact the agent for further details and a site visit Tel 01484 644555 to book in an appointment today.

## SITE PLAN



Site Plans are on site and can be viewed or emails over:

This plan is showing the site where 24/34 apartments can be built, ( however there is alot of parking spaces which could be used for a smaller development is granted) This a heritage location of Milnsbridge of Huddersfield, We feel this should be viewed on site:

## 26/28 APARTMENTS



Originally Having planning for 24 one and two bedroom apartments half with riverside views, lift access, stairwells, communal areas, off street parking: ( ADDING A FURTHER 4/8 APARTMENTS DEPENDING ON THE PLANS)

## OFF STREET PARKING SPACES

There is ample availability for off road parking spaces, however good bus routes and easy to walk to the village and neighbouring shops/hairdresser/chemist/doctors ect.

## LOCATION



This up and coming area of Milnsbridge is an

attractive urban are of Huddersfield with the site offering great resale potential. An attractive commuter location for both Leeds and Manchester via the nearby Huddersfield train station and the proximity of the M62 motor way to both junctions 23 and 24 only two to three miles away.

There is plenty to do closer to home with the picturesque village of Holmfirth and its plethora of quirky shops and bars so close, and the walks of the surrounding Peak District and West Yorkshire countryside a few steps away.

If you are looking for more conventional town life then you won't have far to go. Huddersfield and it's busy town centre is a 5 minute drive away for those wanting to do some high street shopping or head to one of the town's many restaurants.

Further north, you will find the growing metropolis of Leeds, with the new multi-million pound shopping Trinity Shopping Centre and a raft of new eateries and watering holes recently opening.

If you want to get active, the local sports facilities are excellent with gyms and artificial pitches nearby. For a watching brief, Huddersfield Town FC, or the Terriers as they are known locally, play their home games at the John Smith's stadium - which they share with leading rugby league team Huddersfield Giants. Leeds is the home of Yorkshire County Cricket Club which also plays host to many England internationals. Wetherby, Pontefract and Doncaster have some of the finest racecourses in the country where you can witness the best racehorses in the world compete.

For a more cultured pursuit, theatres in Huddersfield, Sheffield and Leeds offer a wide variety of entertainment, for bigger acts the newly opened

Leeds Arena has already hosted an impressive list of international stars - whilst the Holmfirth Picturedrome has regular gigs of both old and new artists. The perfect mix of countryside and city living, situated ideally in a traditional West Yorkshire village just minutes away from the region.



## PERFECT FOR RETIREMENT



This could make a brilliant investment purchase for a retirement block of Luxury apartments: or luxury living with views over the Huddersfield Canals

## BOUNDARY

The boundary ownerships and tenure of this property have not been checked on the title deeds for any discrepancies or rights of way if any. (This is a standard statement on all our brochures due to the Property Misdescription's Act).

## PLANNING NUMBER

Please note that Planning application reference 2017/62/93396/W in relation to this site was approved (conditional) on 17 May 2018.

Existing Footprint: It may be possible to amend the internal layout of the building, specifically apartment numbers G.06 & 1.02 to create 2 No 1 bedroom apartments and 1 no 1 bedroom duplex apartment unit in lieu of the 2 no 2 bedroom apartments currently indicated.

### Extend Building into Cycle Storage:

It may be possible to extend the building into the area currently shown as Cycle Storage (this will need to be relocated) and amend the layout in the area of apartment numbers G.06, 1.02 & 2.02 to create 6 No 1 bedroom apartments in lieu of the 3 No 2 bedroom apartments currently shown.

### Additional floor level:

It may be possible to add an additional storey to the building although the Local Authority were resistant to this additional height when it was discussed with them during the early stages of the design process and prior to the submission of Planning Application Ref: 2017/62/93396/W.

If an additional storey were to be added then this

would create an additional 5 No 1 bedroom and 1 No 2 bedroom apartments.

The layout to an additional floor level would likely be the same as that indicated at second floor level.

Please Note we would recommend adding further apartments for this build

## FURTHER INFORMATION

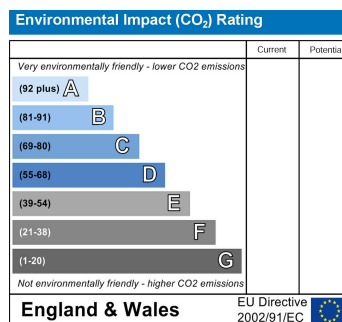
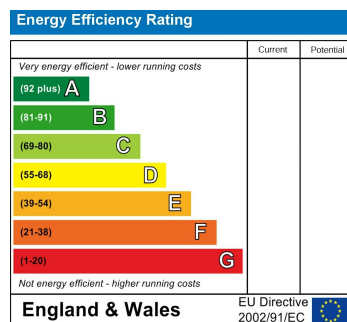


Possible Up Grade Of Broadband In The Area:

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the Site at our Milnsbridge Office, Certified copies will no longer be accepted, even where these are certified by a solicitor and properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted.

## Floor Plan

## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.