



Land Adjacent 4 Newfields Court Illingworth, Halifax HX2 9BW

welcome to

Land Adjacent 4 Newfields Court Illingworth, Halifax

Land Development site for sale, located in the popular area of Illingworth, Halifax, comes with approved planning permission for a Two Bedroom Detached Bungalow. Providing an excellent opportunity for developers or those looking to build their own home. Call us now for further information!



Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Land Adjacent 4 Newfields Court Illingworth, Halifax

- LAND WITH PLANNING PERMISSION GRANTED FOR A TWO-BEDROOM DETACHED BUNGALOW
- POPULAR RESIDENTIAL LOCATION OF ILLINGWORTH
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- CALDERDALE PLANNING REFERENCE 22/01224/FUL
-

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£75,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115524 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1
5AB



williamhbrown.co.uk