



**Building Plot, 10 Peat Ponds, Off Laund Road, Salendine Nook, Huddersfield,
HD3 3UA**

PROPERTY DESCRIPTION

Best and final offers to be received by 12 noon on Friday 27th March.

A freehold single building plot with planning permission granted for a detached family house. Architect plans show a four bedroomed home of circa 1400 square feet with accommodation arranged over two floors and briefly comprising to the ground floor entrance hall, downstairs w.c, living room, snug, dining/kitchen and utility room. First floor landing leading to master bedroom with dressing room and en-suite, guest bedroom with en-suite, two further bedrooms and bathroom. Externally there are three parking spaces together with gardens to side and rear. The plot is situated at the end of a no through road just off Laund Road and well placed for local schools, local shops and for access to Junctions 23/24 of the M62.

The existing building has now been demolished with a clear site ready to develop. The planning permission along with supporting documents and plans can be viewed on Kirklees planning portal, application number 2025/624/91687/W.

Offers starting from £120,000

Floorplans and Artist Impressions



SOUTH EAST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100



NORTH WEST ELEVATION
1 : 100

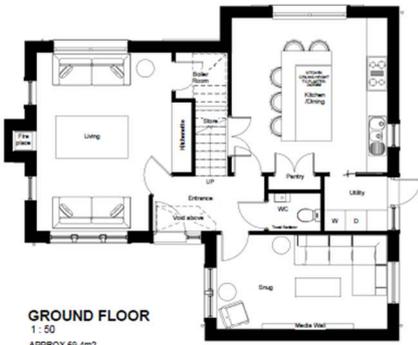


SOUTH WEST ELEVATION
1 : 100

BLUE SLATE ROOF
NATURAL COURSED STONE WITH CORBELS AND STONE TABBING
ANTHRACITE ALUMINIUM FRAMED WINDOWS



Only typical dimensions should be used.
Scale dimensions should be checked with the architect.
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GROUND FLOOR
1 : 50
APPROX 65.4m²

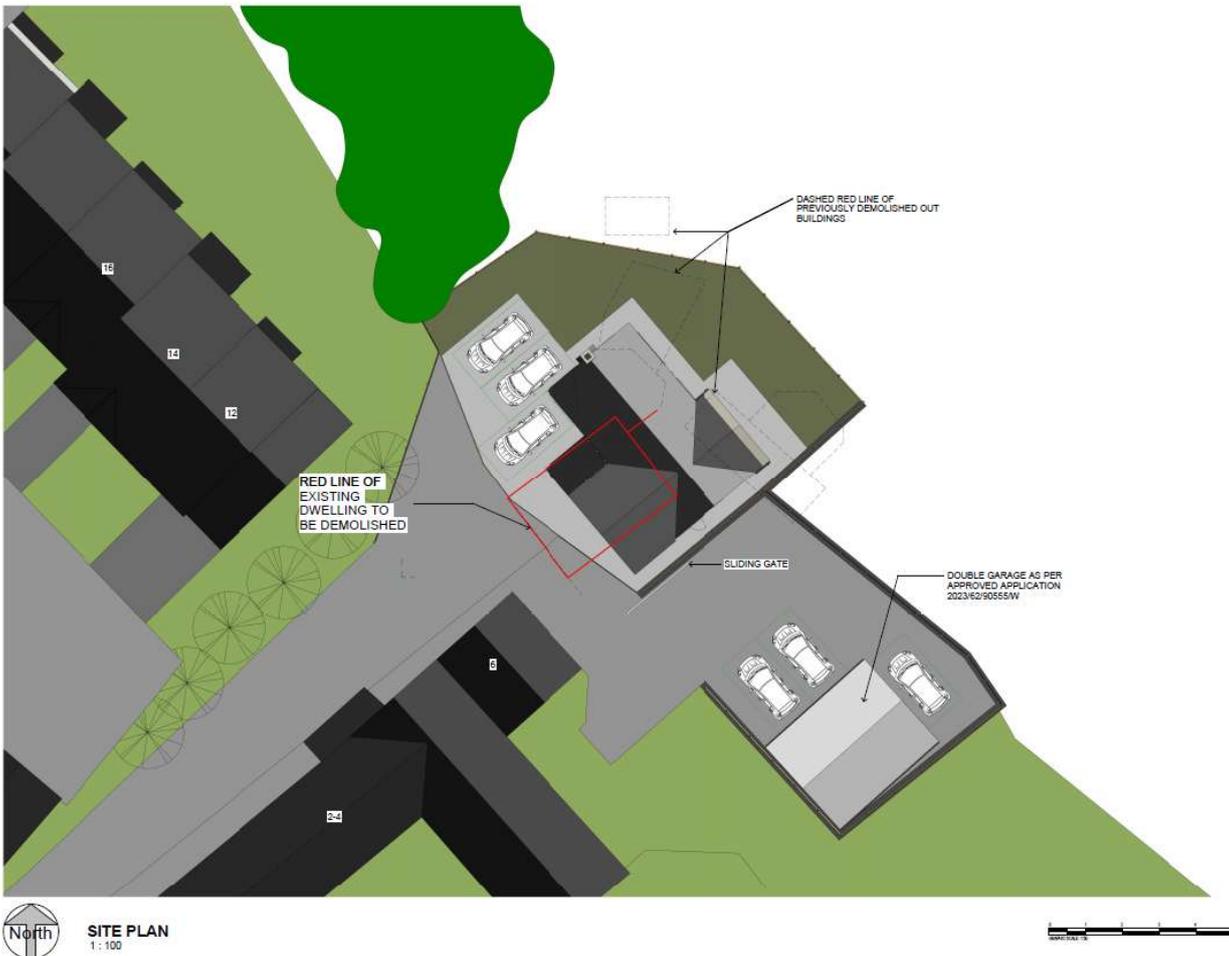


FIRST FLOOR
1 : 50
APPROX 60m²



ACUMEN Designers & Architects	
ACUMEN 10 PEAT PONDS	
Project No:	2824
Date:	11/06/23
PROPOSED PLANS, ELEVATIONS AND 3D VIEWS	
Scale:	A1
Date:	JUN 24
Drawn by:	HB
Checked by:	JC

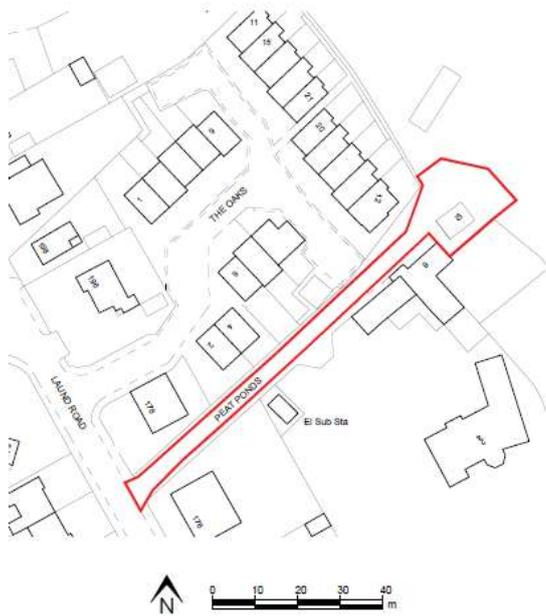
Site Plan



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<p>10 PEAT PONDS</p>	
<p>2824</p>	<p>(1100)02</p>
<p>PROPOSED SITE PLAN</p>	
<p>1:100 @ A1</p>	<p>JAN 24</p>
<p>HB</p>	<p>JC</p>

Location plan with land registry overlay



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rev	description	drawn	auth	date

Client ACUMEN		Project 10 PEAT PONDS HUDDERSFIELD			Description LOCATION PLAN WITH LAND REGISTRY OVERLAY		
Project No 2824	Drawing No LOC	Rev -	Scale 1:1250@ A4	Date Drawn APR'23	Drawn By JF	Authorised By JC	Purpose of Issue Planning <input checked="" type="radio"/> Building Regs <input type="radio"/> Tender <input type="radio"/> Construction <input type="radio"/> Comment <input type="radio"/> Info <input type="radio"/>

ACUMEN

DESIGNERS & ARCHITECTS

acumenarchitects.co.uk 01484 546 000

Headrow House, Old Leeds Road, Huddersfield, HD1 1SG

Existing site plan



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no	description	drawn	with	date
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Client				
ACUMEN				
Project				
10 PEAT PONDS				
Project No	Drawing No	Rev		
2824	(100)01			
Description				
EXISTING SITE PLAN				
Scale	Date Drawn	Drawn By	Authorised By	
1:100@ A3	MAY23	JF	JC	
<small> <input type="checkbox"/> Planning <input type="checkbox"/> Building Regs <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> Comment <input type="checkbox"/> Info </small>				







ADDITIONAL INFORMATION

Directions- Using satellite navigation enter the postcode HD3 3UA

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the 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)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

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