



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





## Land at Foxglove Road, Almondbury

£375,000



We are thrilled to present an extraordinary opportunity for those with a vision of creating their perfect home. Located in the highly sought-after area of Almondbury, this self-build plot offers the chance to design and construct a truly exceptional property tailored to your unique tastes and requirements.





Take the first step towards realising your dream home. An exciting opportunity has arisen to purchase a plot of land in a highly popular location within Almondbury. The proposed plans are for a substantial 4000 sqft property and offer the chance to design and construct a truly exceptional property tailored to your unique tastes and requirements. This is not just a property; it's the opportunity to create your perfect home from the ground up. Make your dream a reality today!

#### Why Choose a Self-Build?

**Customisation:** Every aspect of the home, from layout to finishes, can be tailored to suit your lifestyle and preferences.

**Quality:** Control over the quality of materials and construction ensures a superior build.

**Satisfaction:** The pride and satisfaction of living in a home that you have helped to design and create are unparalleled.

#### Act Now – This Opportunity Won't Last!

Opportunities like this in Almondbury are rare and highly coveted. Whether you are an experienced developer or a homeowner looking to create a bespoke residence, this self-build plot offers endless potential.

For more information or to arrange a viewing, please contact us today. Don't miss out on the chance to turn your dream home into a reality in Almondbury's highly popular location.

#### ADDITIONAL INFORMATION

Planning permission: Application number 2022/62/92372/W passed in November 2023

Tenure: Freehold

What3Words: every.hike.cliff

#### AGENT NOTES

- 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 will be no delay in agreeing the sale.
- General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we





strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





against a refusal to grant planning permission.

- The appeal is made by Mr and Mrs A Randhawa against the decision of Kirklees Metropolitan Council.
- The application Ref 2022/62/92372/W, dated 13 July 2022, was refused by notice dated 25 August 2022.
- The development proposed is described as the "erection of detached dwelling with integral garage and off road parking - modified design to previous planning permission nr. 2022/62/90085".

**This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 4 May 2023**

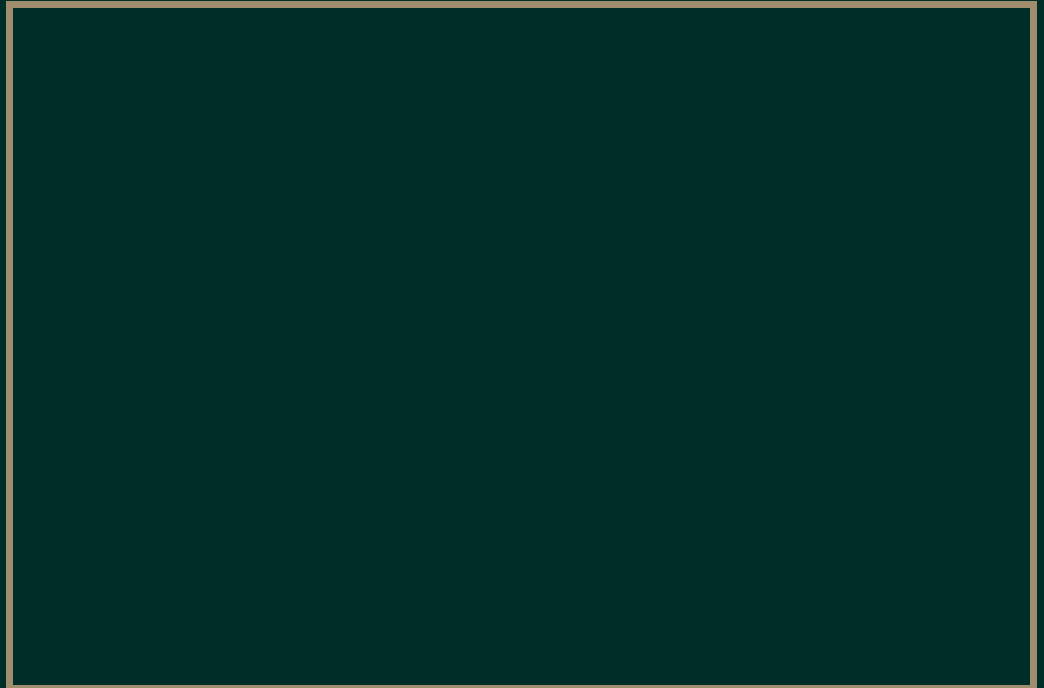
### Decision

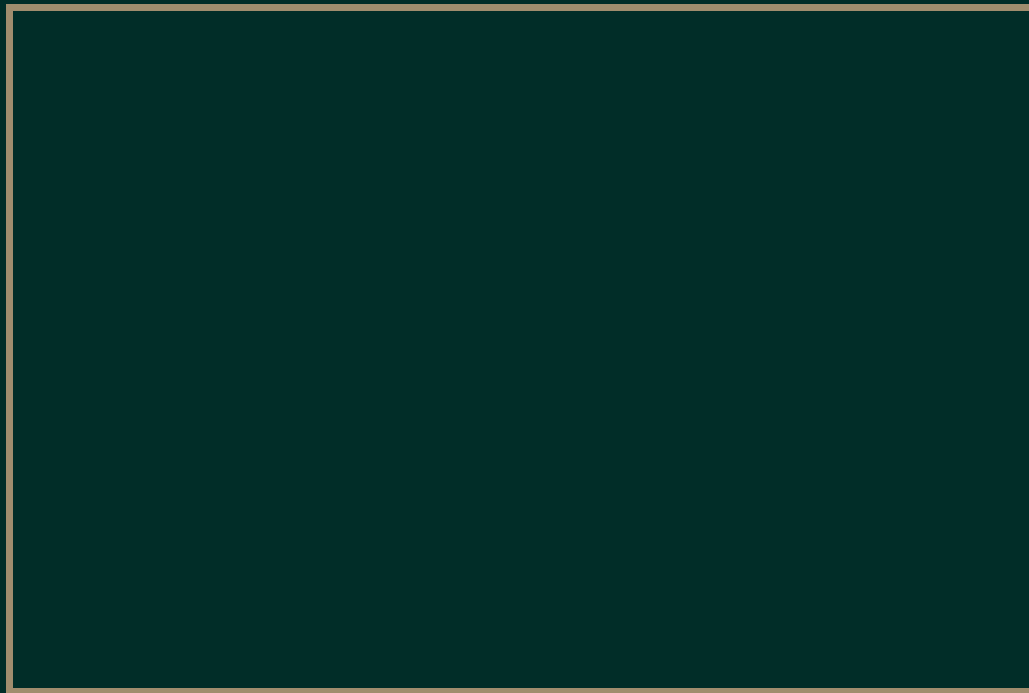
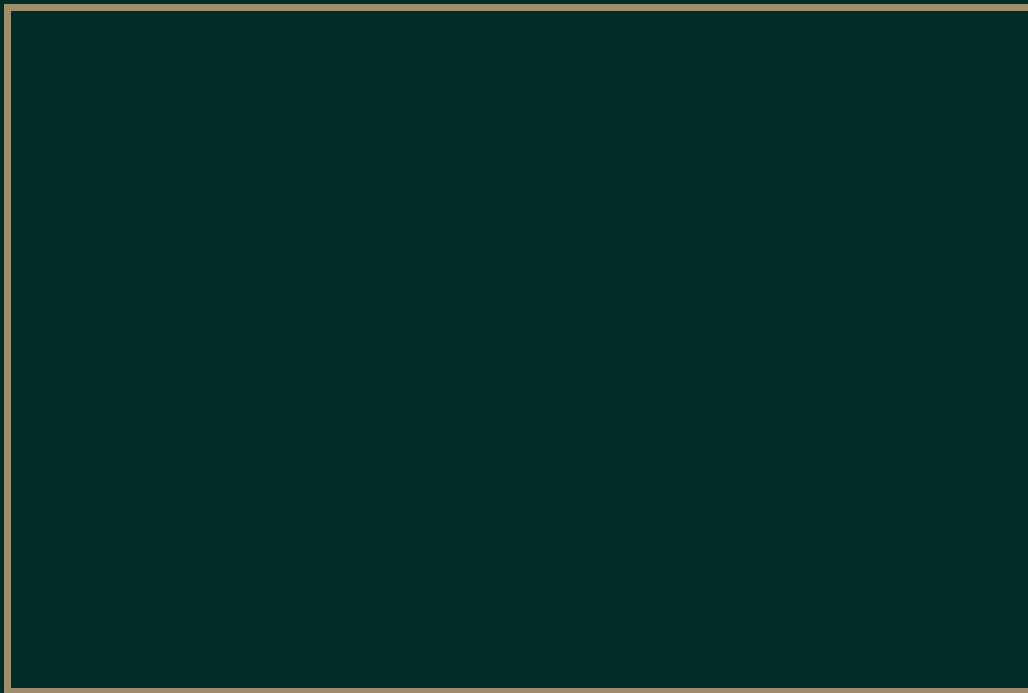
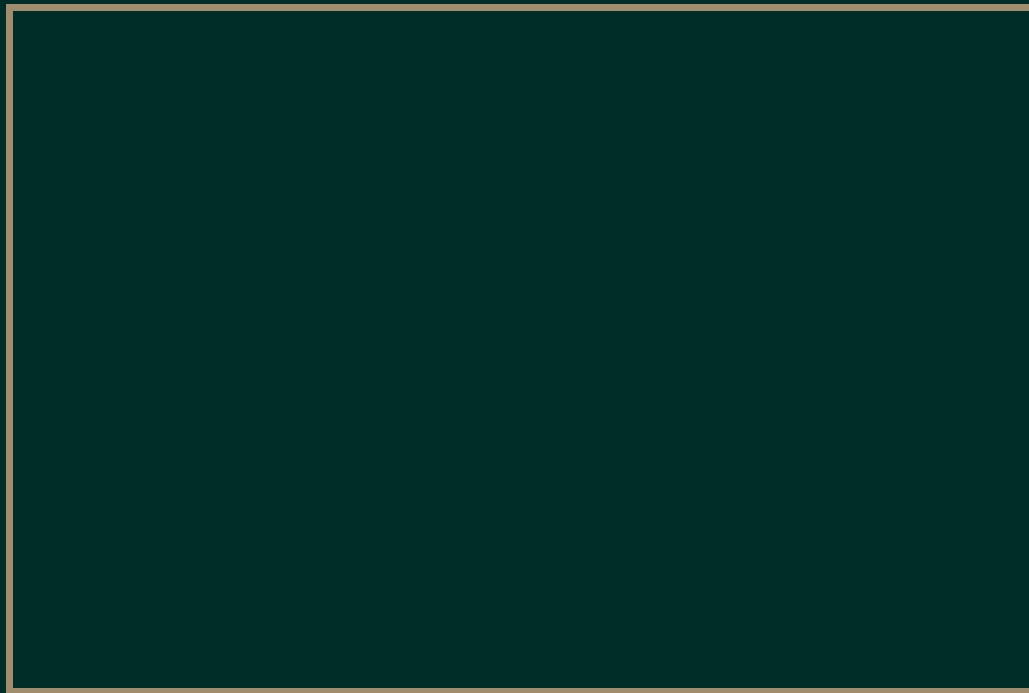
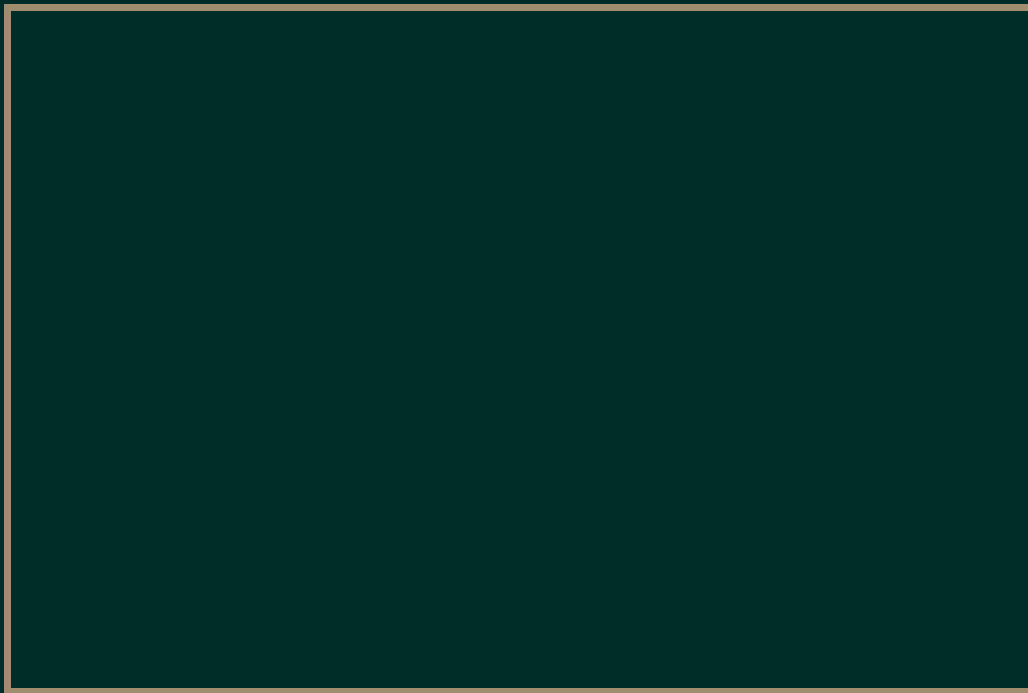
1. The appeal is allowed and planning permission is granted for the erection of a detached dwelling with integral garage and off road parking at 9 Foxglove Road, Almondbury, Kirklees, Huddersfield, HD5 8LW in accordance with the terms of the application, Ref 2022/62/92372/W, dated 13 July 2022, and the plans submitted with it, subject to the conditions in the attached schedule.

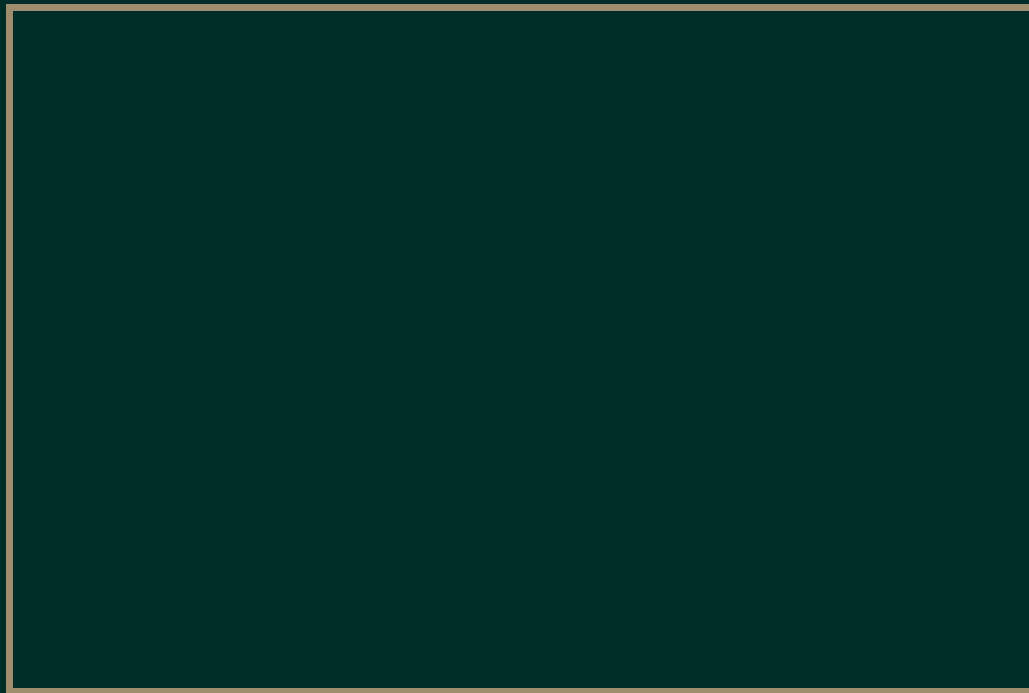
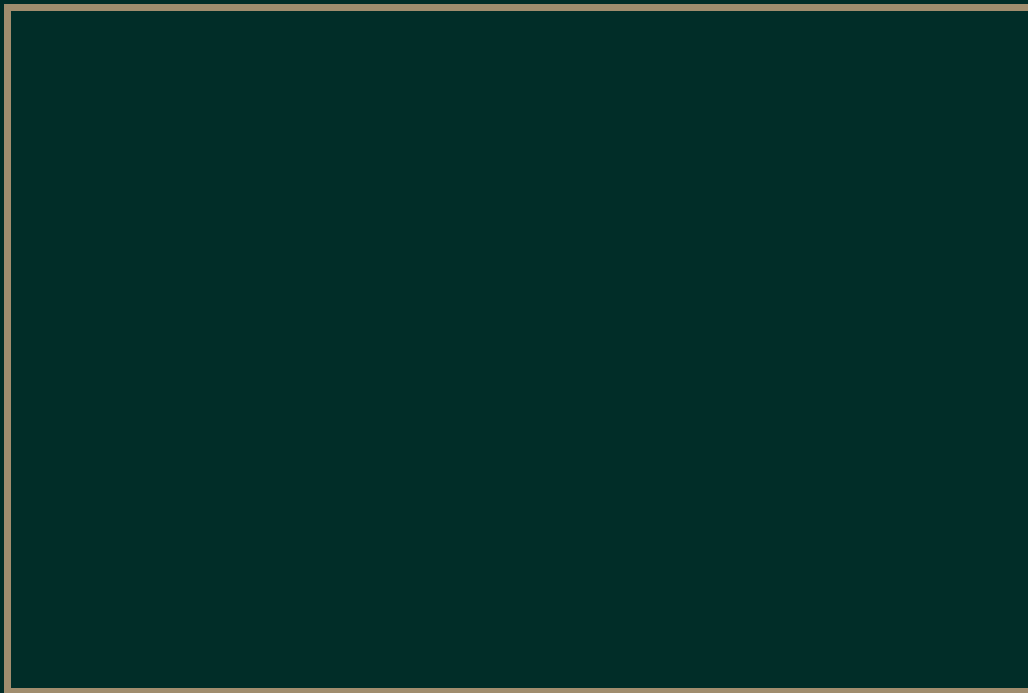
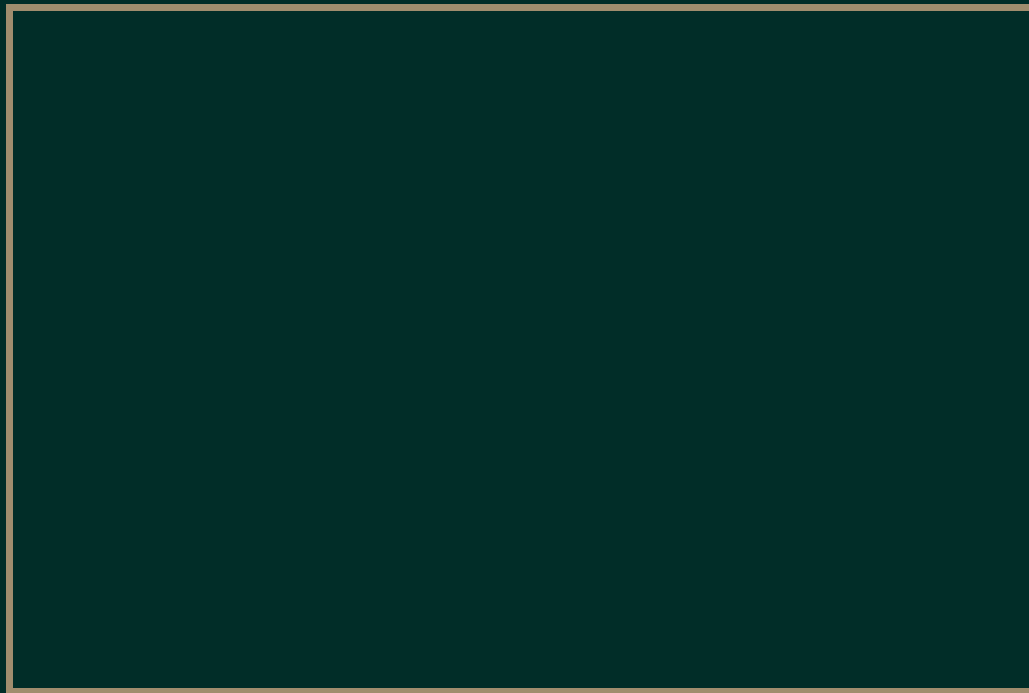
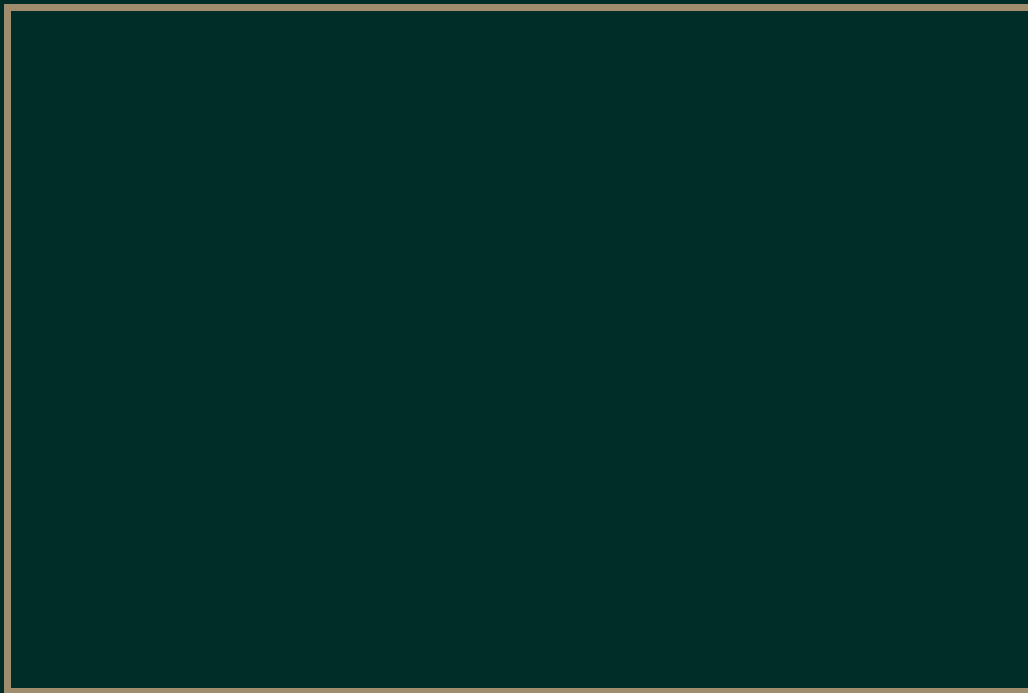
### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

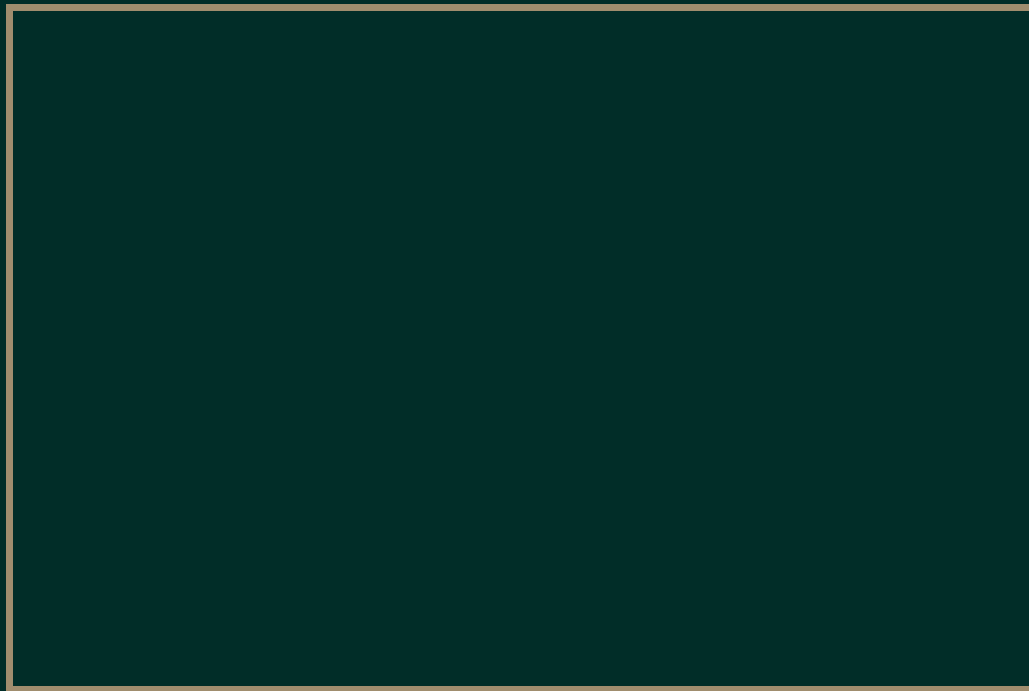
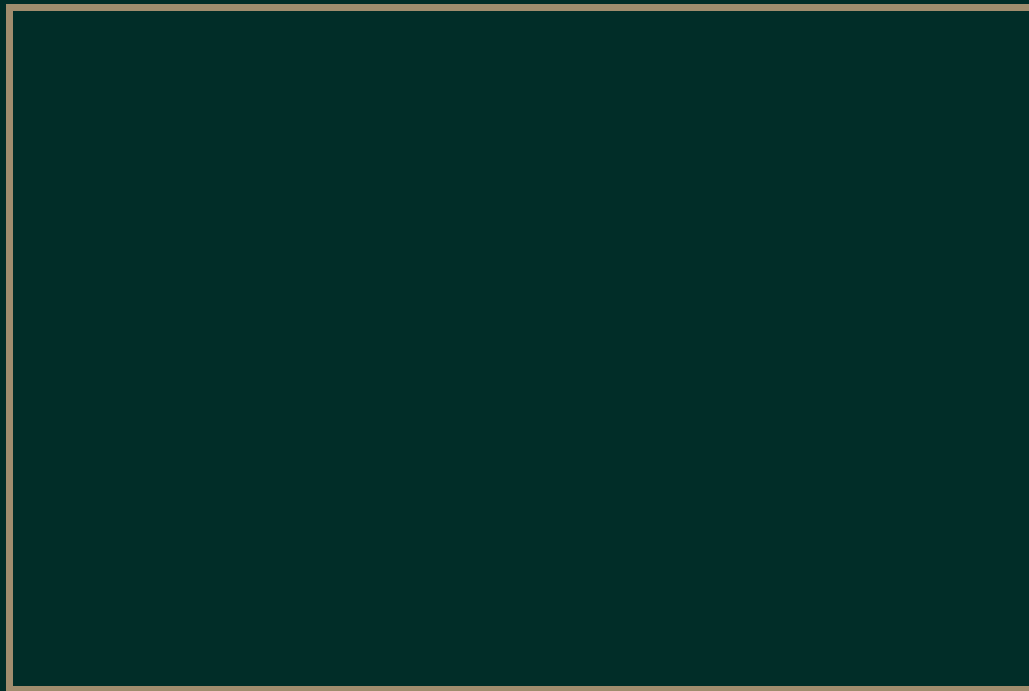
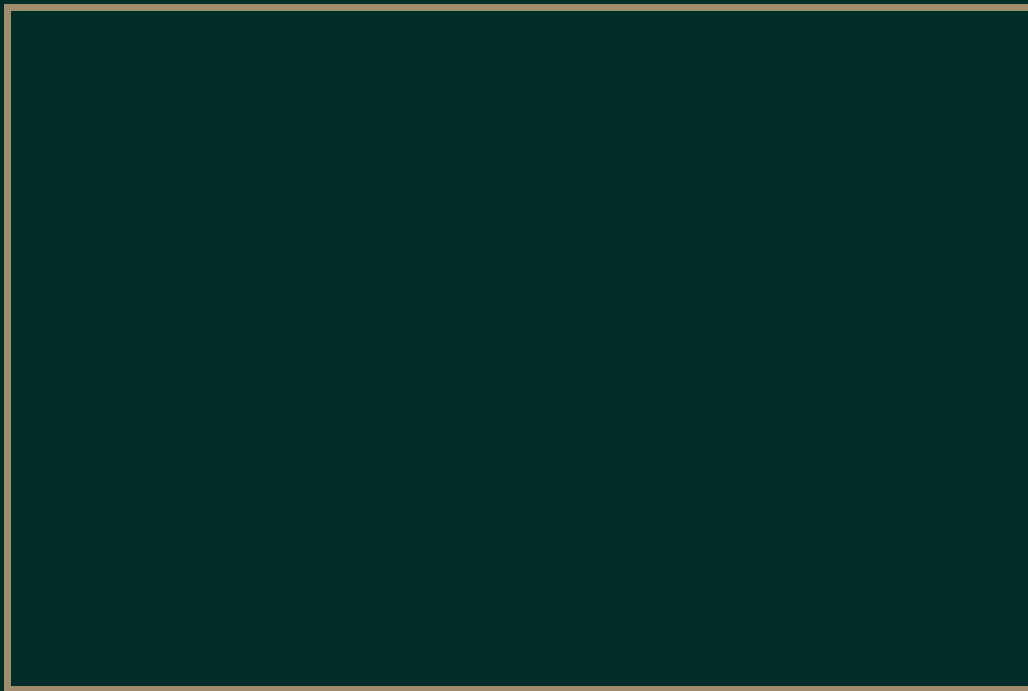
### Reasons

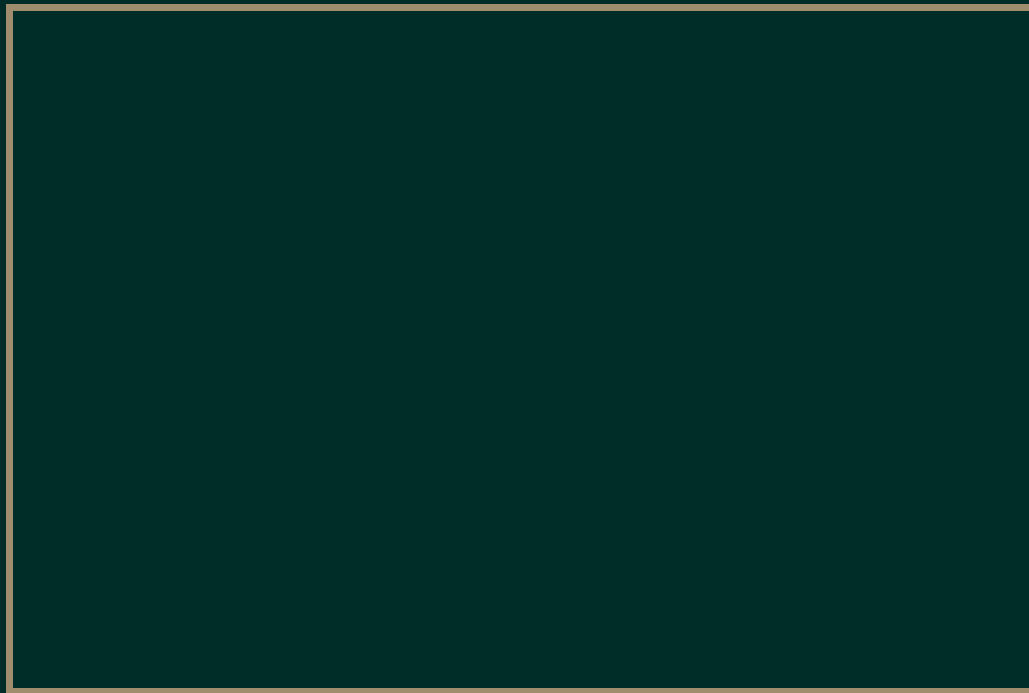
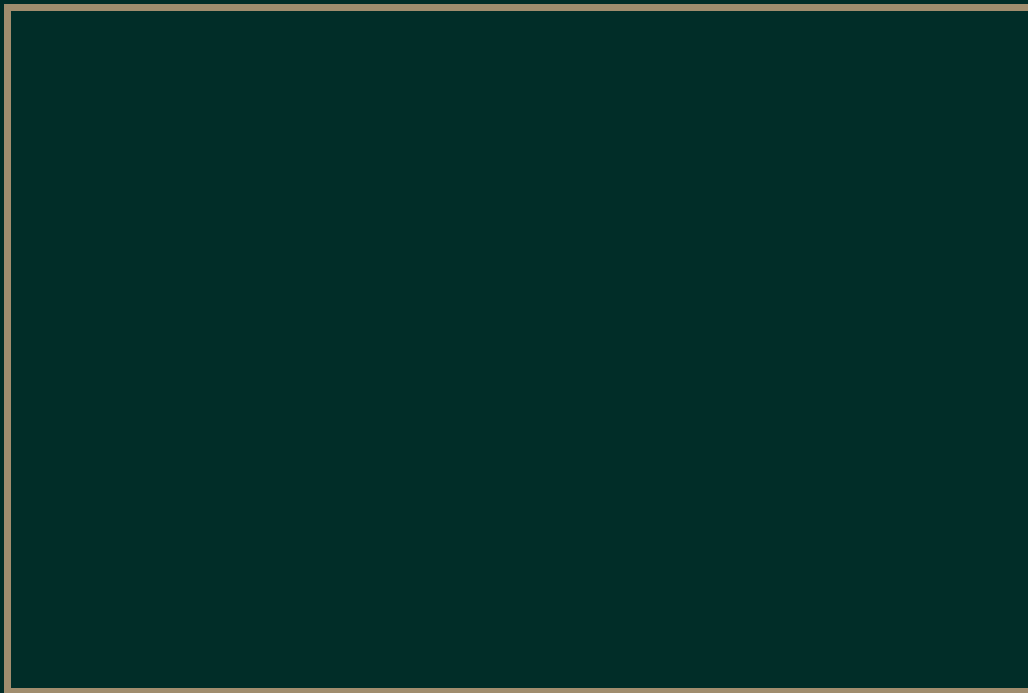
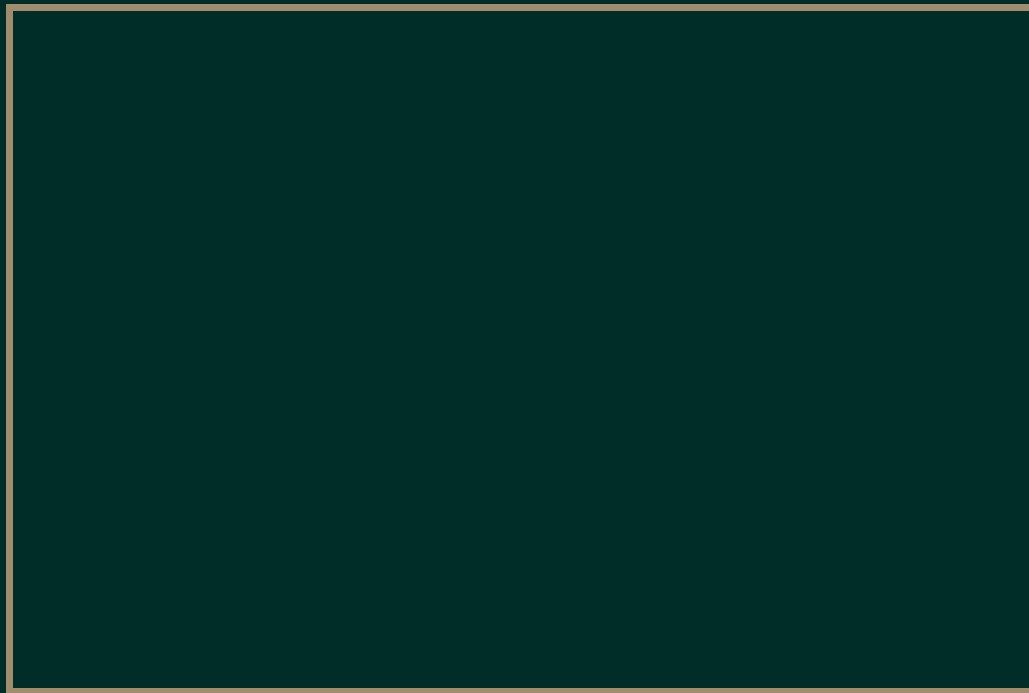
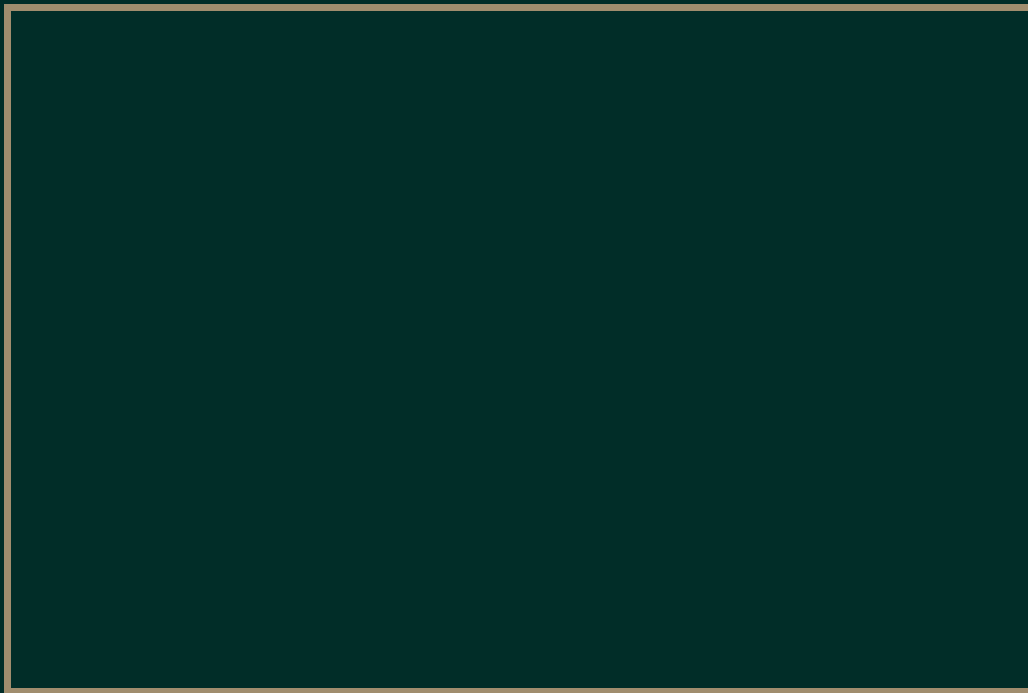




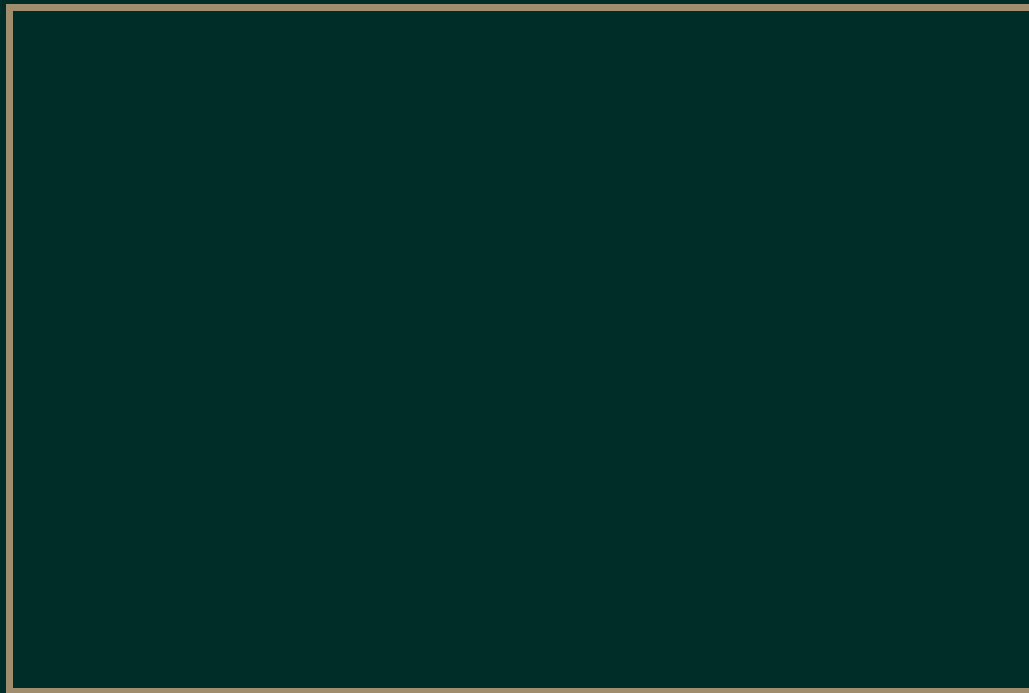
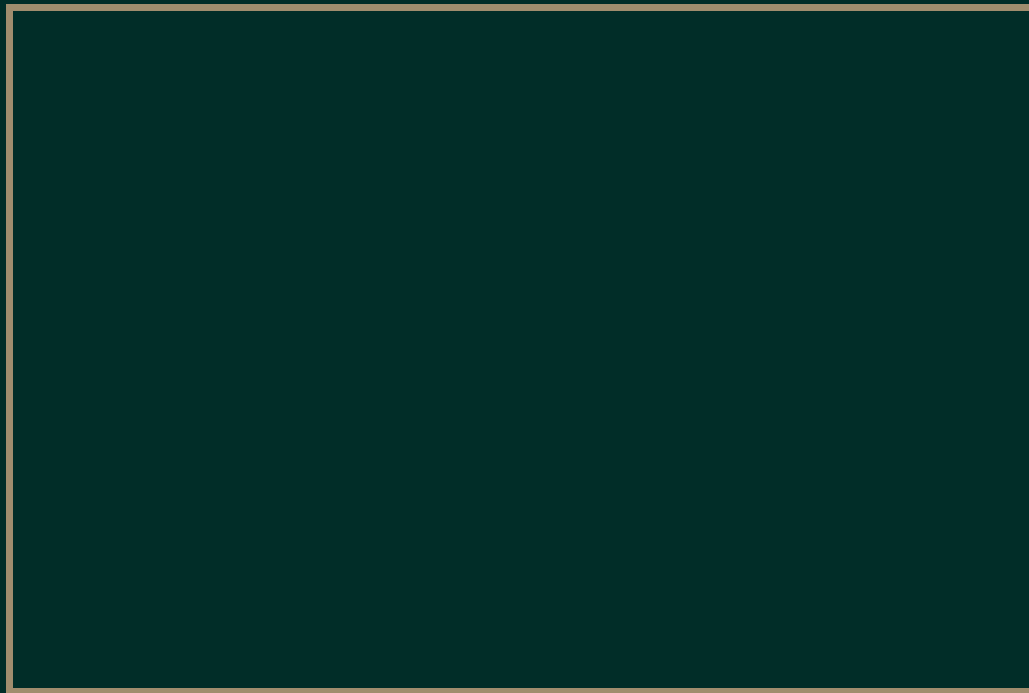


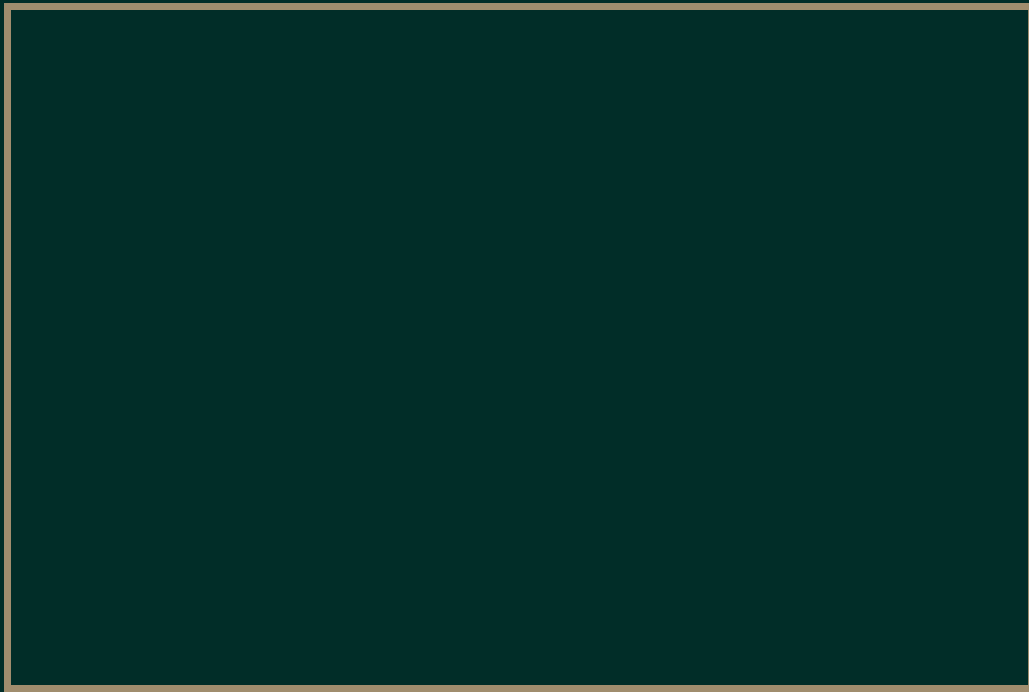
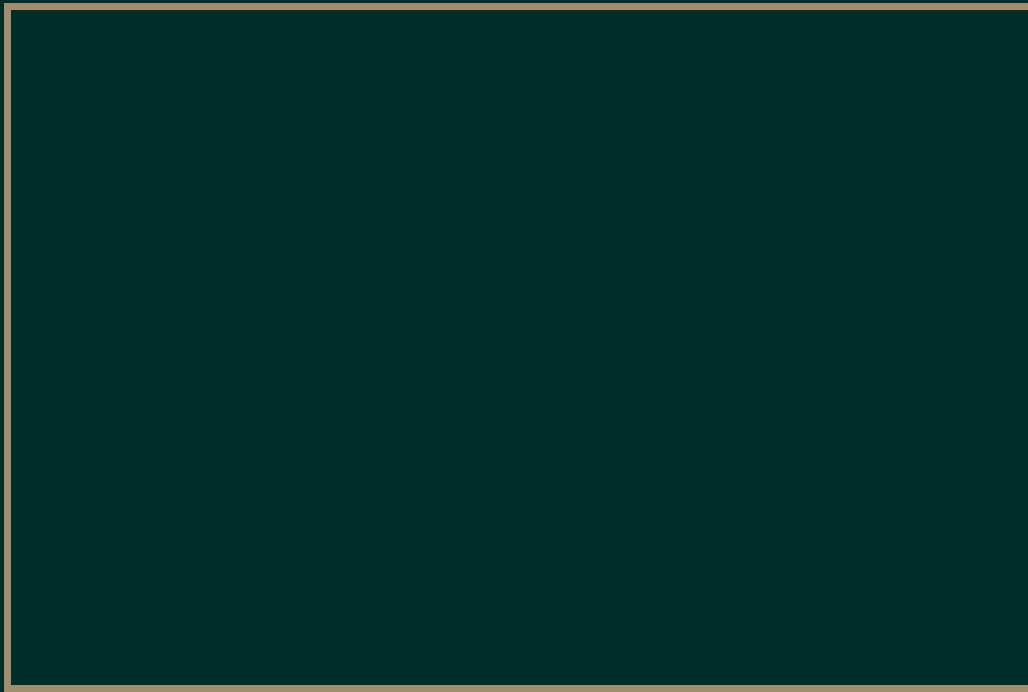
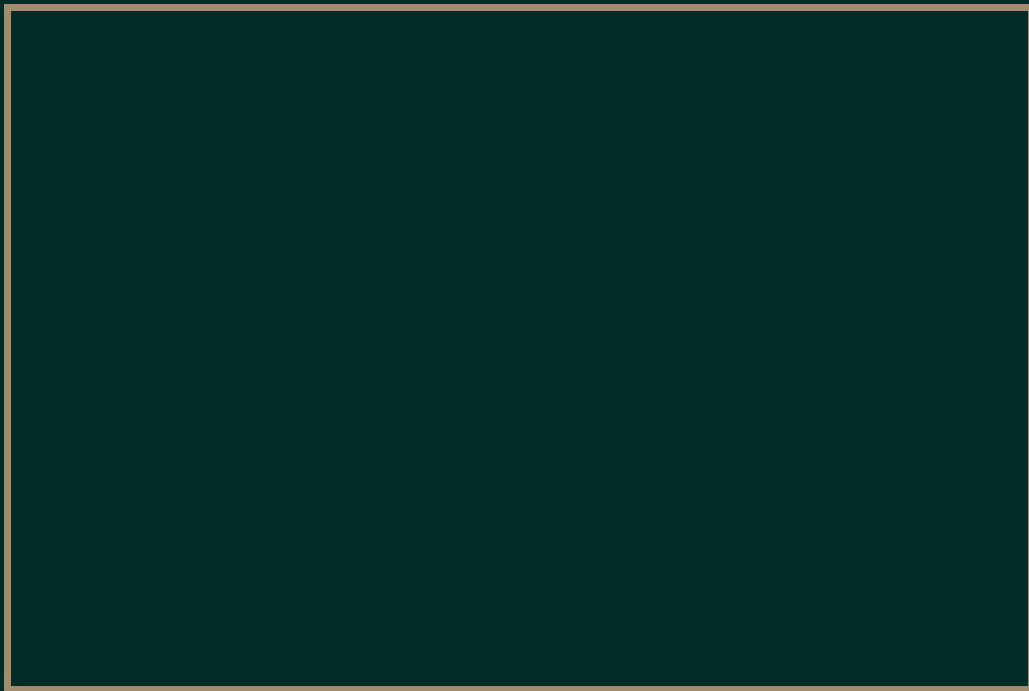




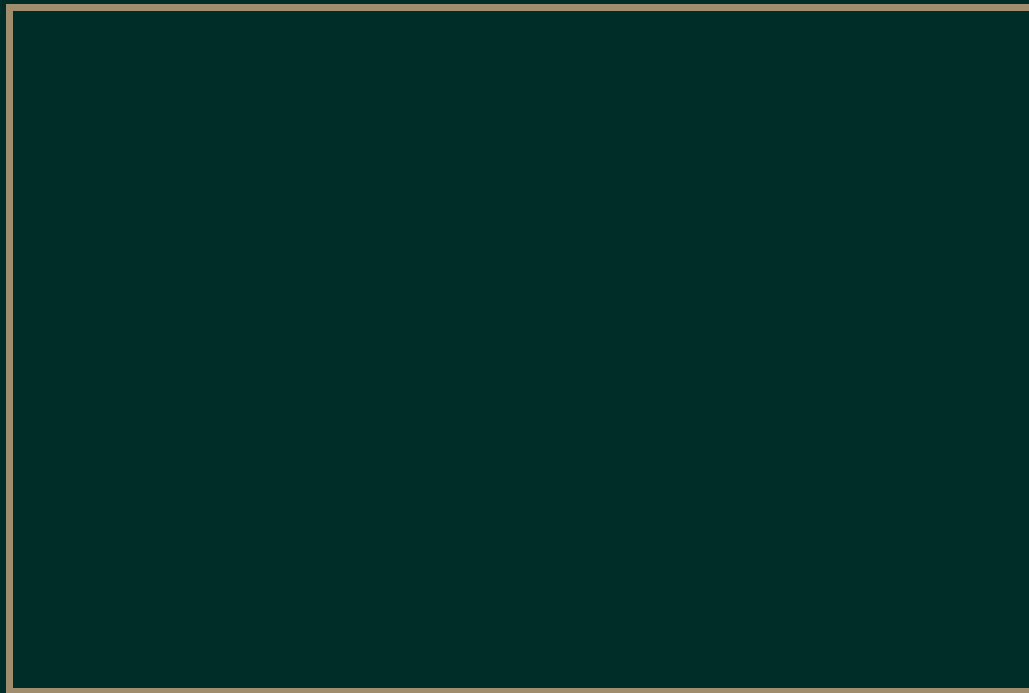
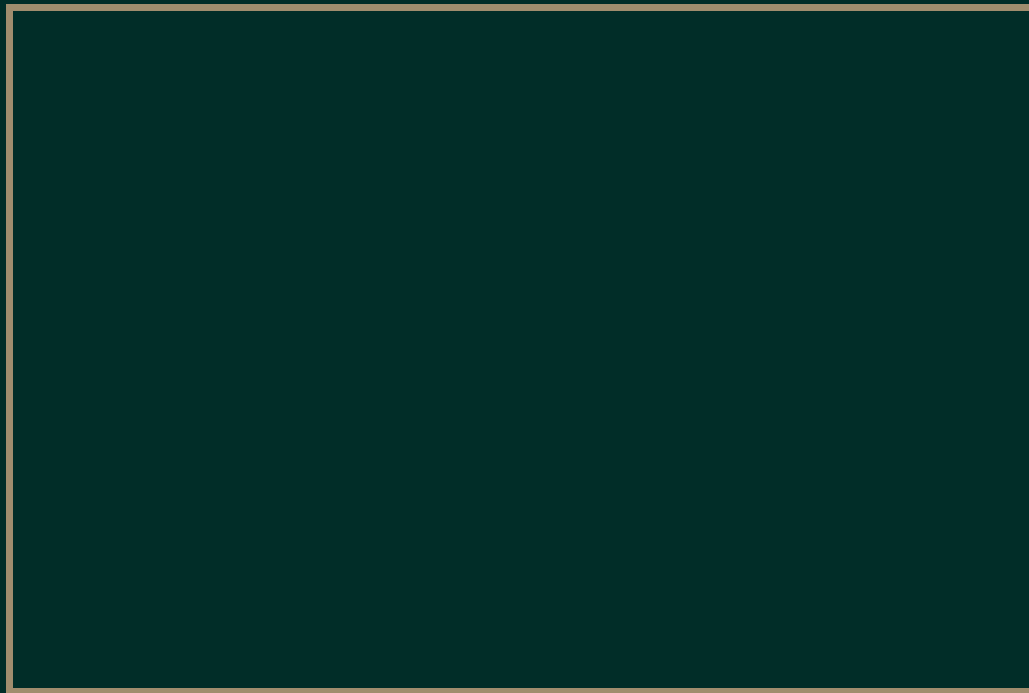


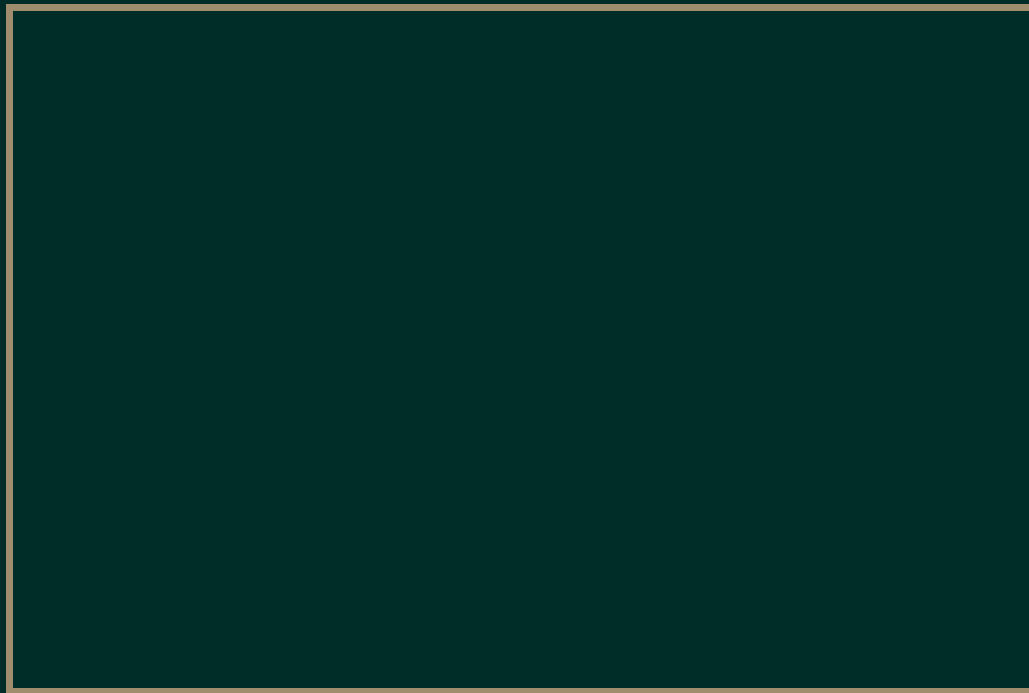
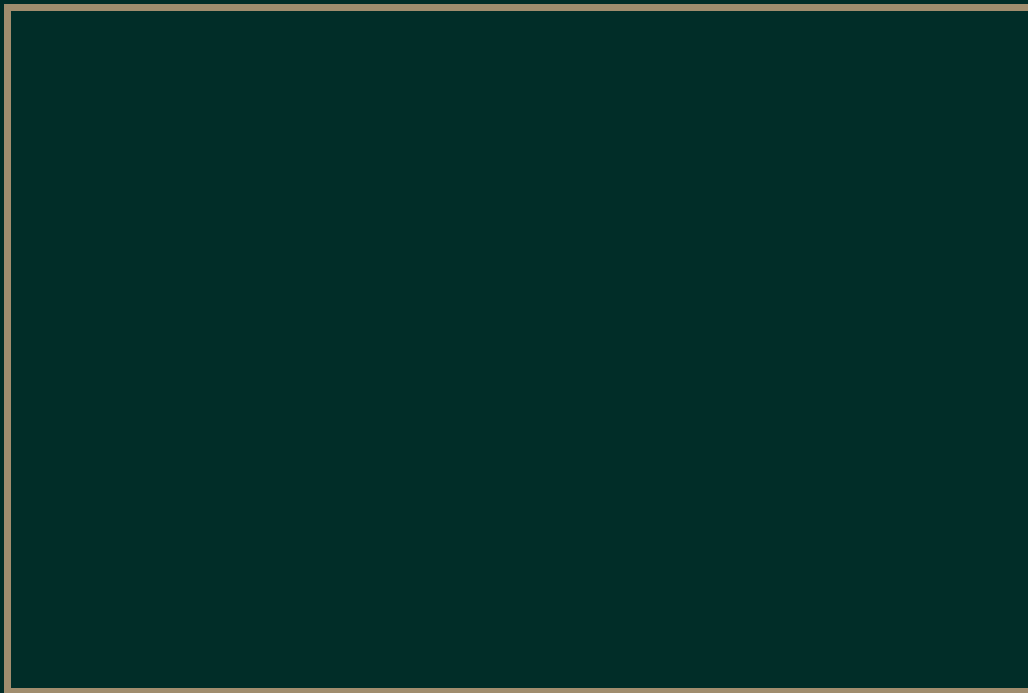
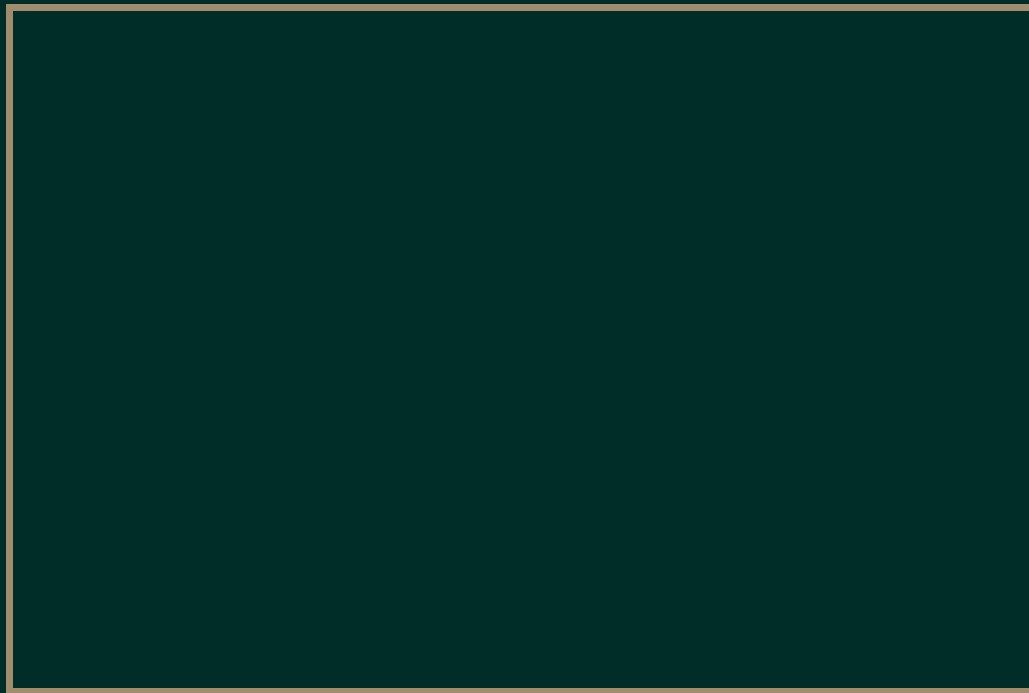
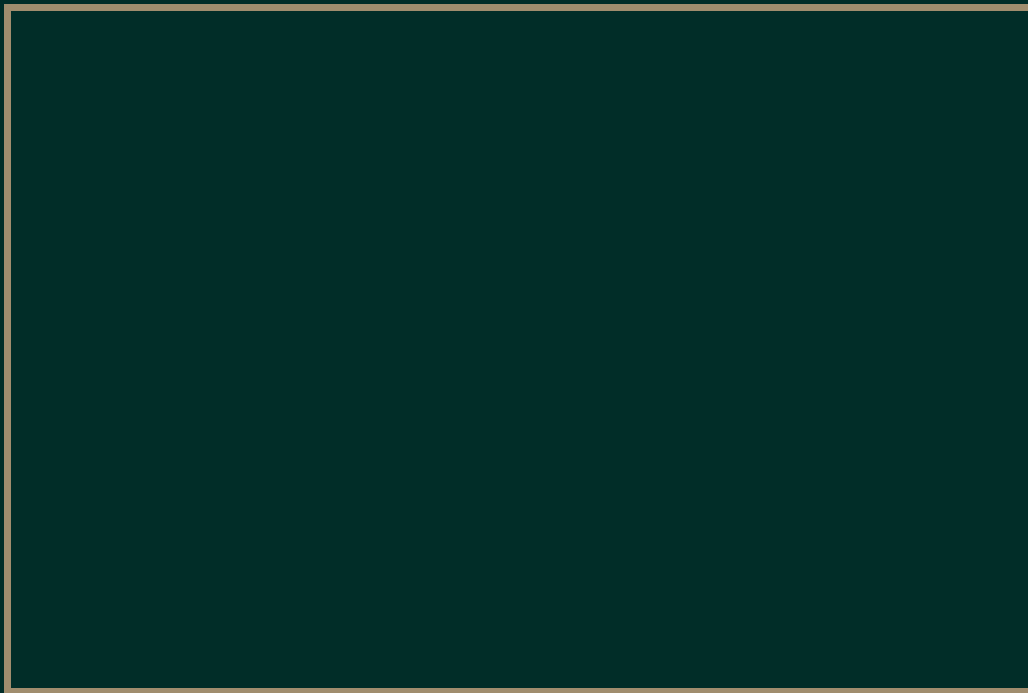




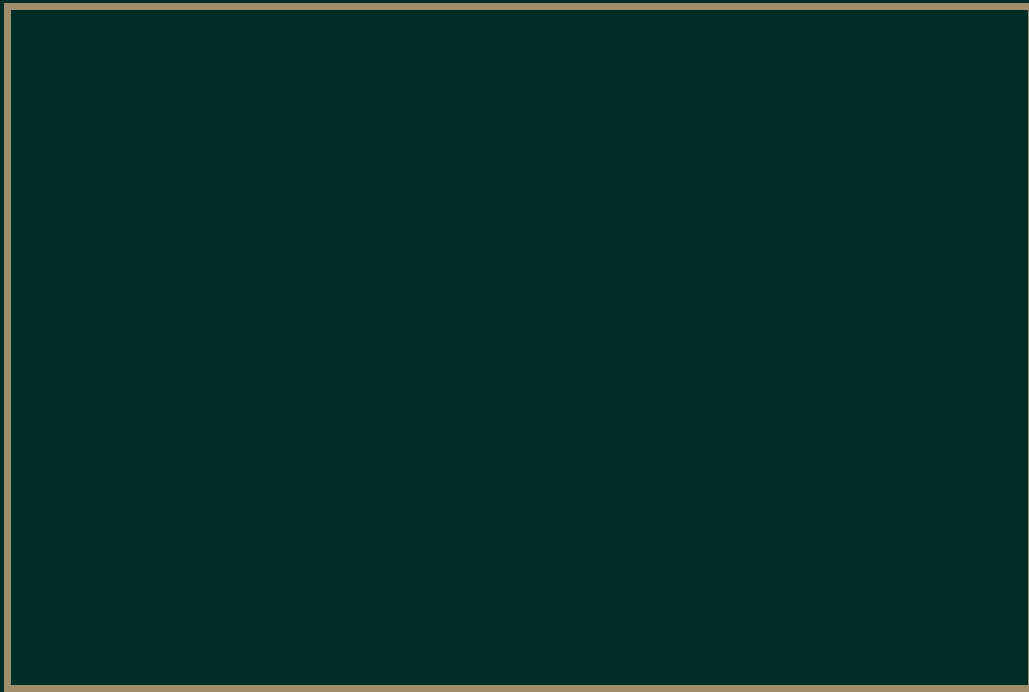
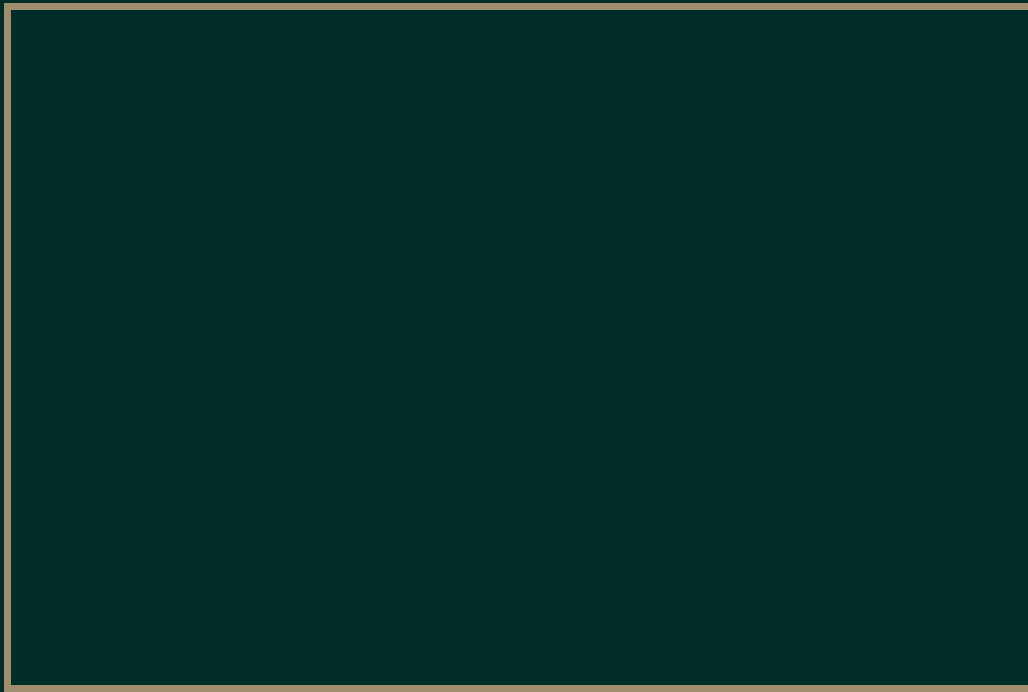
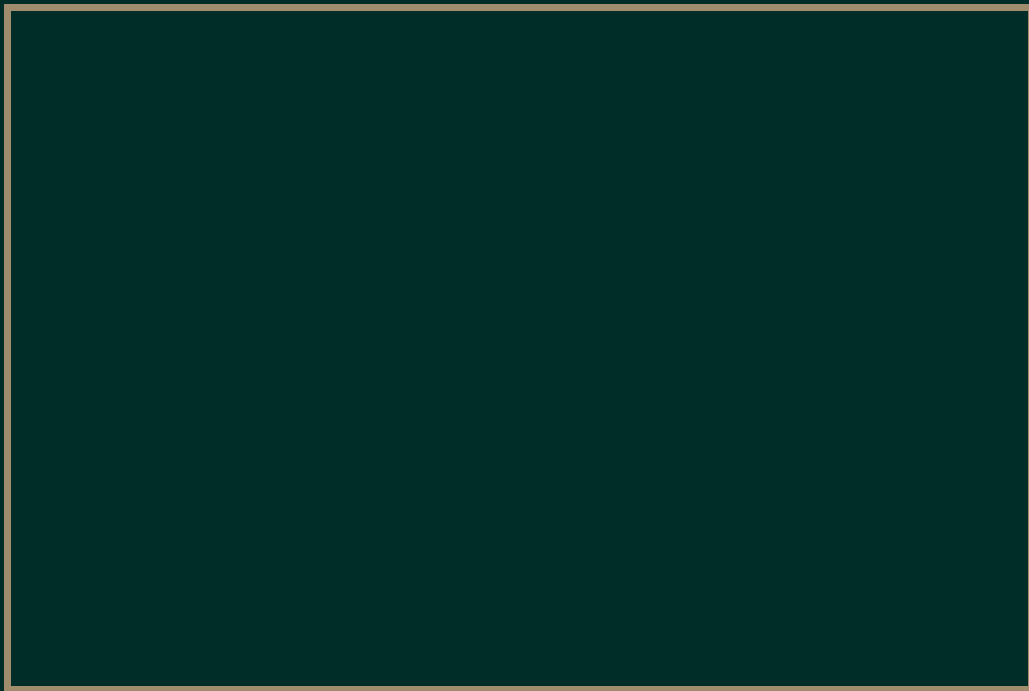
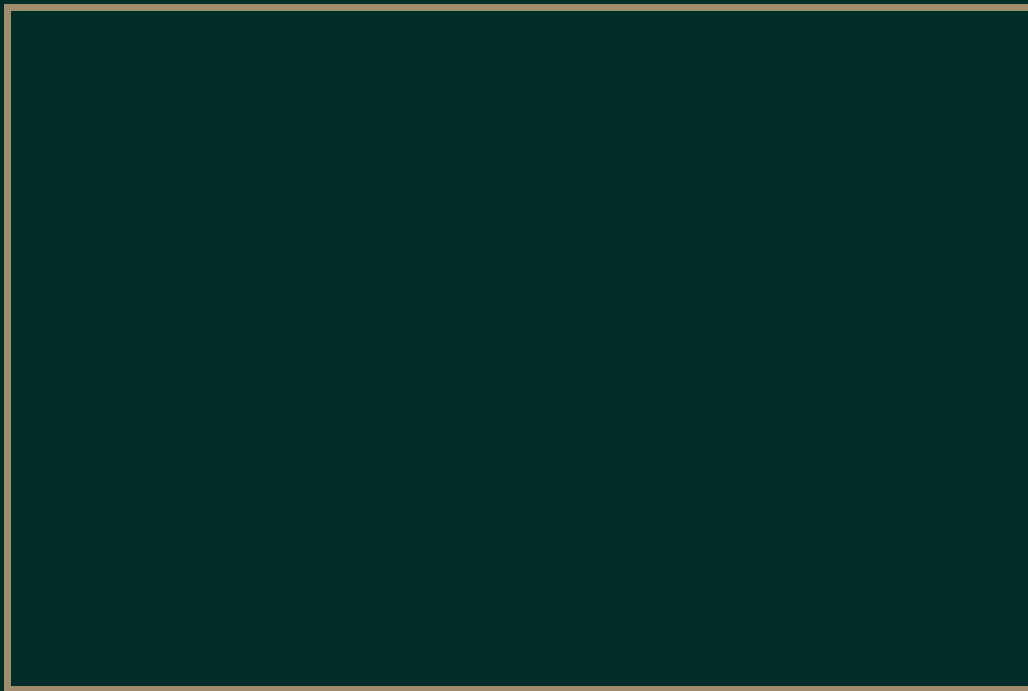














To view Land at Foxglove Road, Almondbury  
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