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DAVID HILL



Old Town Farm Development Old Town Hebden Bridge HX7 8SW

A most attractive range of traditional Grade II listed buildings retaining many interesting original features, benefitting from full planning permission and Listed Buildings Consent for conversion to form six dwellings with gardens, private parking and stunning views over open countryside.

Delightful setting on the edge of Old Town just 1.5 miles north of Hebden Bridge

Guide Price £800,000

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Hebden Bridge 1.5 miles • Halifax 9 miles • Huddersfield 15 miles • Bradford 15 miles • Blackburn 25 miles • Manchester 30 miles

Location

The small rural village of Old Town enjoys an elevated position overlooking the town of Hebden Bridge which lies about 1.5 miles to the south. The vibrant town of Hebden Bridge provides a wide range of services including independent shops, eateries, bars and well regarded primary schools. Transport links from Hebden Bridge are excellent with the railway station providing regular services to Manchester, Leeds, Blackburn and Todmorden. The wider road network is easily accessible with access to the M62 motorway at Elland junction 24.

Description

Old Town Farm is a wonderful example of a traditional farmstead comprising an impressive range of stone buildings believed to date from circa 1637 which includes the original farmhouse. Throughout this fine range of buildings numerous original architectural features can be found such as mullion windows, an inglenook fireplace, barn arches and finials.

Now with the benefit of full planning permission and Listed Building Consent, Old Town Farm represents an exciting opportunity to convert and reinstate this historically important range of buildings and create a unique and exclusive courtyard style development of six desirable residences with a combined approximate gross internal floor area of 772.5m² (8315 sq ft).

The approved scheme provides the following accommodation:

Plot 1 (Detached bungalow)

Ground floor: Hall, bathroom, open plan kitchen/dining/living, two bedrooms.

Approximate total gross internal floor area – 75.5sqm (813 sqft)

Plot 2 (Semi-detached farmhouse)

Ground floor: Hall, office, living room, kitchen/dining room. Vaulted cellar.

First floor: Landing, bathroom, bedroom 1 (en suite), three further bedrooms.

Approximate total gross internal floor area – 176sqm (1894 sqft)

Plot 3 (Semi-detached barn conversion)

Ground floor: Hall with w.c, open plan kitchen/dining/living area with galley landing over part, bedroom 4 (en suite).

First floor: Galley landing, bathroom, bedroom 1 (en suite), two further bedrooms.

Approximate total gross internal floor area – 118.5sqm (1275 sqft)

Plot 4 (End barn conversion)

Ground floor: Entrance area with galley above, open plan kitchen/dining area and living room, snug.

First floor: Galley landing, bathroom, three bedrooms.

Approximate total gross internal floor area – 107.5sqm (1157sqft)

Plot 5 (Middle tower barn conversion)

Ground floor: Hall, snug, kitchen/dining room, living room.

First floor: Landing, bathroom, bedroom 1 (en suite), two further bedrooms.

Second floor: Bedroom 4/office, walk in store.

Approximate total gross internal floor area – 122sqm (1313sqft)

Plot 6 (Semi-detached conversion)

Ground floor: Hall, living room, study, kitchen/dining room. Vaulted cellar.

First floor: Landing, bedroom 1 (en suite), bathroom, two further bedrooms.

Approximate total gross internal floor area – 173sqm (1862sqft)

The approved scheme provides private parking and garden areas for each of the plots.

Additional land to the south might be available to purchase by separate negotiation.

Planning

Calderdale Metropolitan Borough Council granted full planning permission and Listed Building Consent for the conversion and restoration of the farmhouse, cottages and barns to form six dwellings at Old Town Farm.

Planning Permission:

17/00682/FUL dated 09 November 2022.

Listed Building Consent:

17/00683/LBC dated 09 November 2022.

Electronic copies of the plans can be provided by email on request from the agents. Alternatively, the full planning history of the site can be viewed on the planning portal via the Calderdale Council's website using the reference above.

General notes

1. A right of way will be reserved through the development over the route shown coloured brown to enable access to retained agricultural land.
2. The purchasers will install a separate mains water supply to serve the retained agricultural land.



Services

We understand that mains services are nearby, but it will be the responsibility of the purchasers to satisfy themselves as to the practicalities of making connections.

Tenure

Freehold. Vacant possession on occupation.

Directions

From Hebden Bridge head north towards Pecket Well on Keighley Road (A6033) for approximately 2km before turning right onto Akroyd Lane signed Old Town & Midgley. Continue on Akroyd Lane to where it becomes Parrock Lane and turn right onto Old Town Mill Lane, continuing passed the mill development for about 400 meters where Old Town Farm can be found on the right. A David Hill for sale sign has been erected in the entrance.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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