



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**PRESTIGIOUS CONVERSION
OPPORTUNITY INCLUDING TWO
LARGE BUILDING PLOTS**

**ASHLEA, 19 WOODHOUSE LANE, BRIGHOUSE,
WEST YORKSHIRE, HD6 3TH**

Site Area 0.54 ha (1.34 acres) or thereabouts



- Substantial Victorian residence with many original features in large attractive grounds
- Benefitting from consent to convert existing building into 9 luxury apartments along with consent to build 2 large detached dwellings
- South facing grounds and well located for access to both junction 24 & 25 M62 linking Leeds and Manchester city centres

0113 2348999

Location

Ashlea is situated on Woodhouse Lane on the junction with Daisy Road in a popular residential area only a short distance off the main Huddersfield Road (which connects Brighouse town centre with Bradley Bar roundabout). The property is only a short distance from Brighouse town centre and approximately 3 miles from Huddersfield town centre.

The property is well located for access to both junction 24 (Ainley Top) and junction 25 of the M62 (Brighouse) which does connect the thriving City Centres of Leeds and Manchester.

Description

Ashlea was built in the early 1900s and underwent a significant refurbishment in the 1990s which included the construction of the leisure complex adjacent the main residence. The leisure complex does include the swimming pool.

The existing property does include dining kitchen, separate dining room, lounge, library, cinema room, pool area all at ground floor with master bedroom and 4 additional bedrooms at first and second floor level. Many of the original features within the property have been retained or sympathetically restored by the owners.

Total Site Area 0.54 ha (1.34 acres)

Services

We are advised the premises benefit from water, electricity, sewer drainage and gas in addition to individual appliances including central heating. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

We understand the property has an EPC rating of F. A copy of the EPC is available upon request.

Planning

On behalf of the owners, Martin Walsh Associates secured a planning consent (16/00003/FUL) for the conversion of Ashlea and outbuildings to create 9 apartments (ranging from 59m² up to 151m²) along with basement storage provision.



In addition, Martin Walsh Associates secured a Reserved Matters consent for two new build 5 bed detached dwellings in the grounds with access to be taken off Rycroft Lane (16/00778/RES).



Additional information regarding the planning consents secured is available upon request from this office including all layout plans for both the conversion and the proposed new builds.

The site is subject to various Tree Preservation Orders and additional information can be supplied upon request.

Prospective purchasers should satisfy themselves with regard to all rating and planning matters with the local authority, Calderdale MBC Tel: 01422 288201.

Vacant Possession

Vacant possession can be provided by the vendor to coincide with the purchasers requirements.

Price

On application.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of a disposal.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael

Tel: 0113 234 8999
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Our Ref: 2365/A/M
Updated March 2018

Subject to Contract



Michael Steel & Co
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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.