

FOR SALE
FORMER CARE HOME / HMO /
DEVELOPMENT OPPORTUNITY


Eddisons



**COWLERSLEY COURT, 156 COWLERSLEY LANE,
HUDDERSFIELD, HD4 5UX**

PRICE ON APPLICATION

- \ Excellent character property with large extension and conservatory.
- \ Extensive grounds and car parking.
- \ Site area of 0.24 acres.

AVAILABLE SPACE
976.69m² (10,415sq ft)



LOCATION

The property is located on Cowersley Lane circa 3.3 miles from Huddersfield town centre. The immediate area predominantly constitutes residential property with a community centre and restaurants within walking distance.

Cowersley Lane is within half a mile of Manchester Road (A62) and is only a short distance to junction 23 of the M62, which is approximately 3 miles to the North.

DESCRIPTION

The property comprises a two storey former care home including a basement area and provides bedroom accommodation over two floors. There is a new modern two storey extension to the rear and west of the property extensive car parking.

Internally the building provides 32 bedrooms, a shared kitchen and a substantial lounge area adjoining a conservatory.

The accommodation has the following floor areas:-

	M ²	SQ FT
Basement	31.13	335
Ground Floor	555.62	5,980
First Floor	380.94	4,100
Total	967.69	10,415

Currently operating as a HMO (under planning reference: 2016/62/90962/W) with rooms starting from £58 pw and reaching £100 pw. When fully let the gross rental is likely to be in the order of £108,160 per annum.

In addition to the existing use the opportunity is however ideal for alternative residential uses/redevelopment.



COUNCIL TAX

The property is assessed under Council Tax Band G.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold subject to the existing HMO licenses but otherwise with vacant possession.

Price on application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
FILE REF / 731.4000A

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