Coubrough Holmes









Land South Of Broad Ings Farm Shelf Hall Lane

Shelf, Halifax, HX3 7LT

Broad Ings Farm presents a rare opportunity to acquire a character farmhouse occupying a substantial site of approximately one acre in Shelf.
The existing farmhouse offers considerable potential for sensitive conversion and extension. Subject to obtaining the necessary planning consent, it may be possible to divide the farmhouse into two separate dwellings or incorporate it within a thoughtfully designed courtyard-style development.
The site has an established residential planning history, including a previous scheme for ten properties. More recently, a planning application was submitted for the demolition of the existing farmhouse and the construction of nine new dwellings. This application was subsequently withdrawn after the local planning authority identified the farmhouse as a heritage asset.
Although the farmhouse is not a statutorily listed building, its heritage significance would need to be carefully considered in any future planning application. A sensitively designed scheme that retains and incorporates the existing building may therefore represent the most appropriate approach to the site.
We believe Broad Ings Farm offers an excellent opportunity for a small developer, self-builder or family seeking to create an attractive and distinctive residential development. Subject to planning, there may be potential to provide approximately two to four dwellings within a courtyard-style arrangement while retaining the farmhouse.

Guide price £600,000

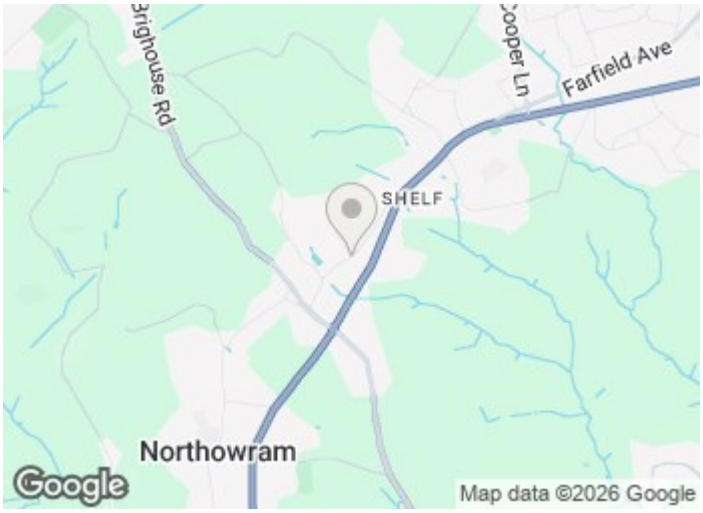
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- Character farmhouse set within approximately one acre
- Potential courtyard-style development opportunity
- Existing farmhouse is not statutorily listed
- All development potential is subject to the necessary consents
- Potential to divide the farmhouse into two dwellings
- Possible scheme of approximately two to four dwellings while retaining the farmhouse
- Previous and indicative plans available upon request
- Scope to extend, subject to planning permission
- Previous planning history for residential development
- Suitable for a small developer, self-builder or family-led project

Agent Notes



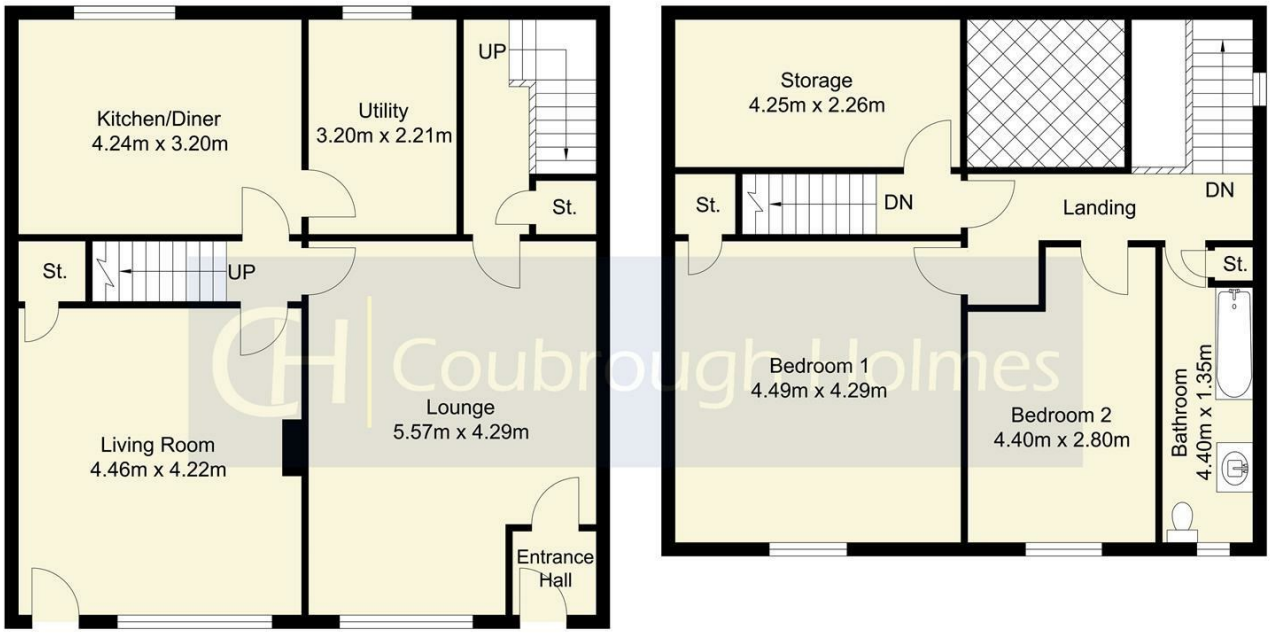
Directions







Floor Plan

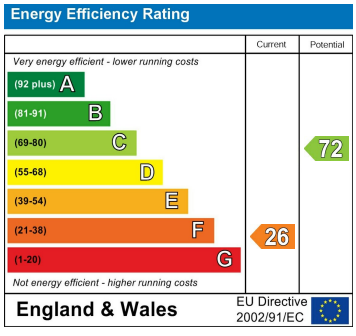


Ground Floor

First Floor

Ings Farm

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The Property Ombudsman