



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

High Road
Earlsheaton, West Yorkshire



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Offers In Region Of £395,000

ATTENTION INVESTORS

A unique opportunity to secure a large commercial building with planning permission to convert to 6 apartments all of which have 2 bedrooms. The location is ideal for commuters with the train station only 0.8 mile away, Junction 40 of the M1 only 3 miles and Leeds City Centre only 13 miles, presenting excellent resale possibilities.

The apartments will have far reaching city views and a whole array of period features including high ceilings.

We understand that the property is in good structural order and the project requires only an internal fit out. We are not surveyors however and cannot offer legal assurance of this. The planning permission was granted by Kirklees Council - reference 2013/62/90365/E. This planning has now expired but it is anticipated that this could be easily re-established.



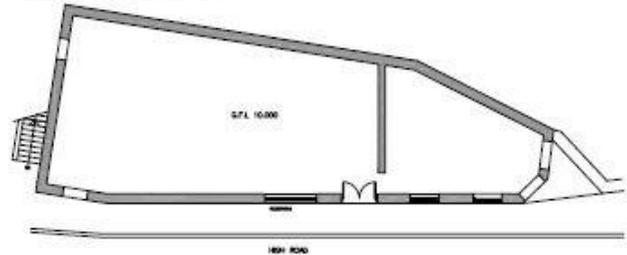
EXISTING FLOOR PLANS (As Existing)



SECOND FLOOR PLAN (As Existing)



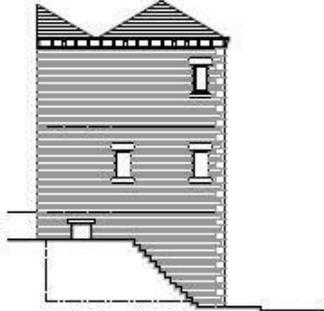
FIRST FLOOR PLAN (As Existing)



GROUND FLOOR PLAN (As Existing)



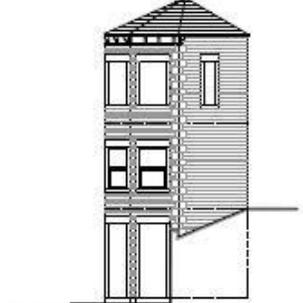
EAST ELEVATION (As Existing)



SOUTH ELEVATION (As Existing)



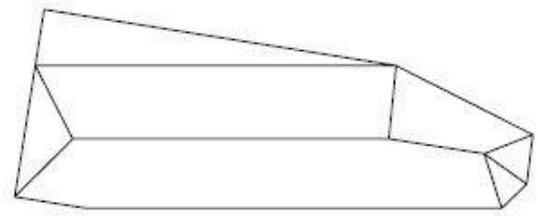
WEST ELEVATION (As Existing)



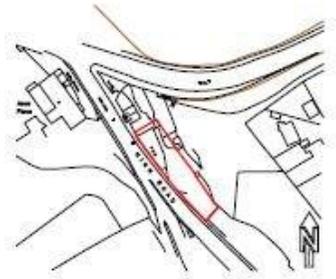
NORTH ELEVATION (As Existing)



SITE PLAN (As Proposed) scale 1:200

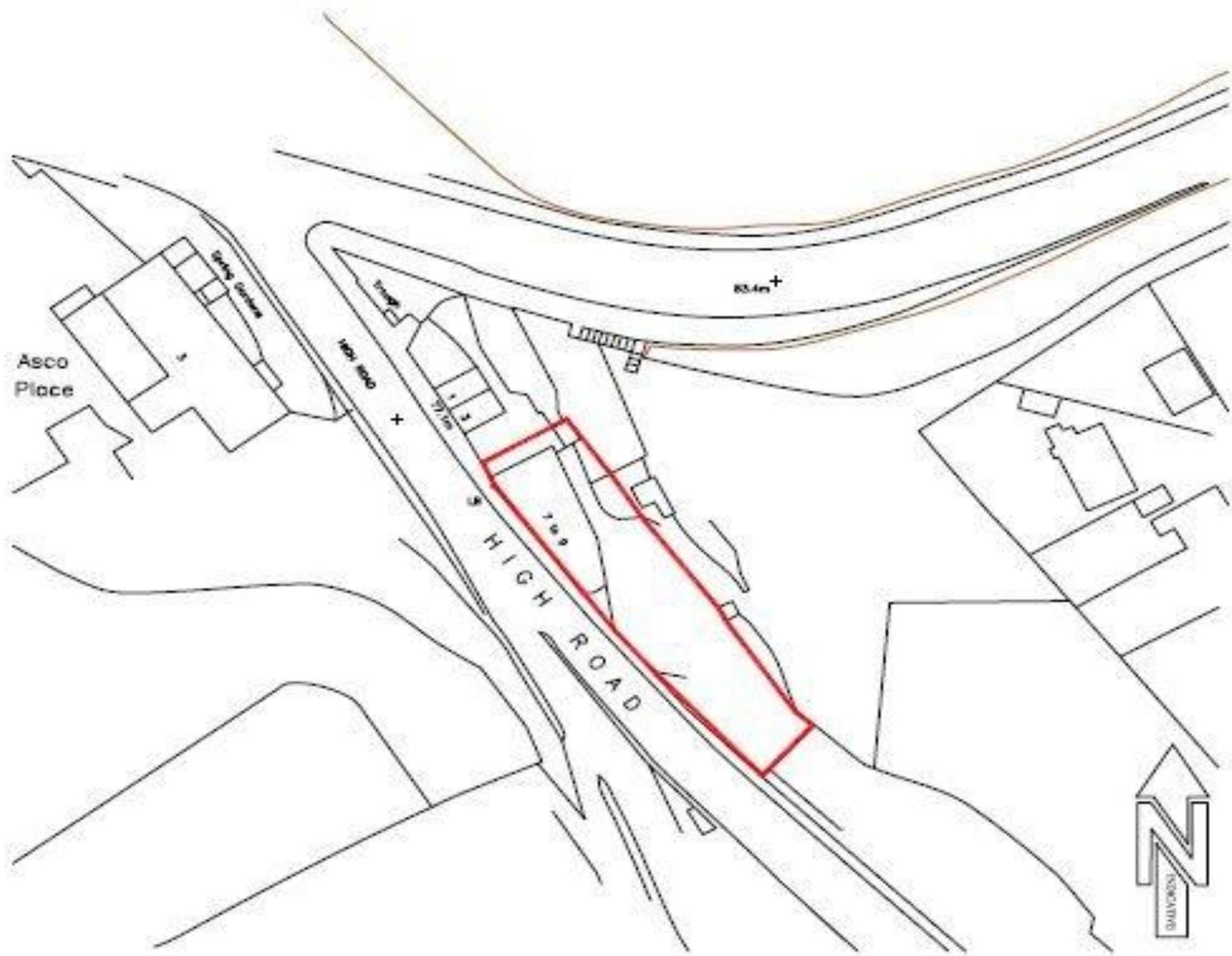


ROOF PLAN (To Remain As Existing)



LOCATION PLAN scale 1:1250

Title CONVERSION OF EXISTING 3 STOREY BUILDING TO 6 FLATS AT 7-9 HIGH ROAD, DEWSBURY.		
Drawn: EXISTING FLOOR PLANS & ELEVATIONS LOCATION PLAN PROPOSED SITE PLAN		
By:	1000.01	Rev:
Scale: 1:100	Drawing Number:	Date: SEP 2009



LOCATION PLAN scale 1:1250



SECOND FLOOR PLAN (As Proposed)



WEST ELEVATION (As Proposed)



FIRST FLOOR PLAN (As Proposed)



WEST ELEVATION (As Proposed)



GROUND FLOOR PLAN (As Proposed)

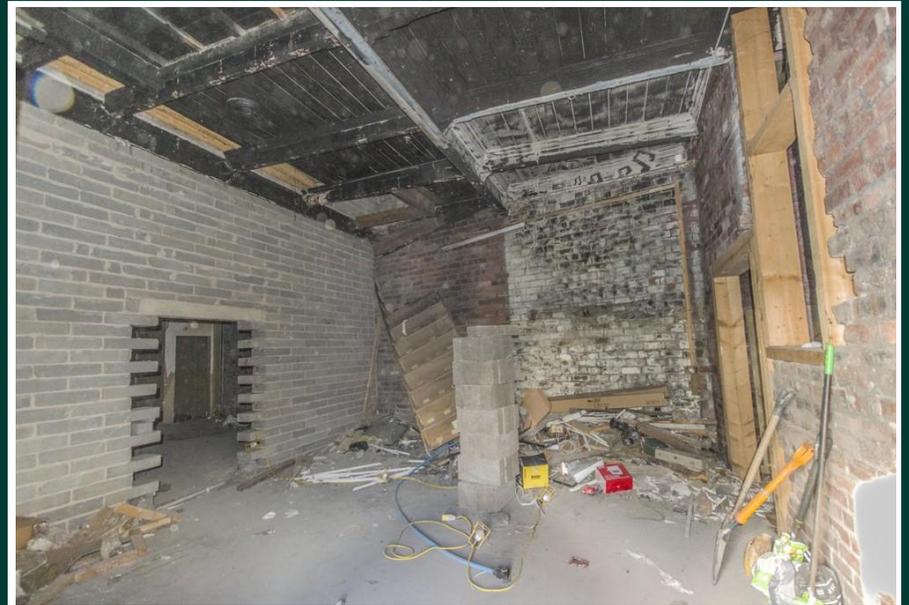
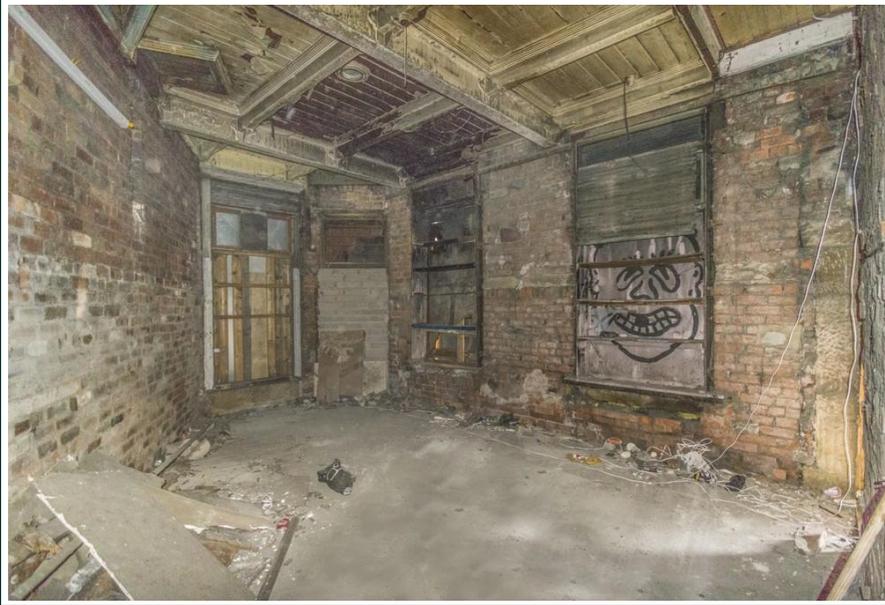


NORTH ELEVATION (As Proposed)



SOUTH ELEVATION (As Proposed)

UNIVERSITY OF CALIFORNIA ARCHITECTURAL RECORD	
PROJECT: UNIVERSITY OF CALIFORNIA ARCHITECTURAL RECORD	
DATE: 1952	
BY: [Name]	SCALE: 1/8" = 1'-0"



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