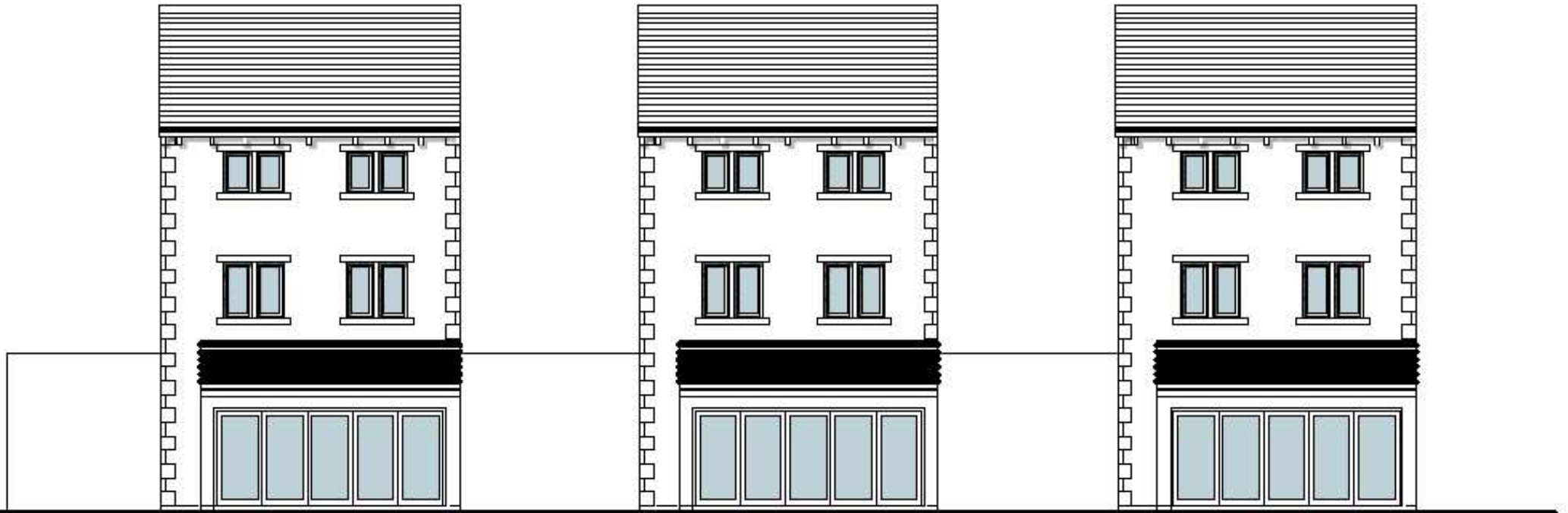




FRONT ELEVATION  
SCALE 1:100



REAR ELEVATION  
SCALE 1:100

## Plot 1 & Plot 2

Brooke Street, Brighouse, West Yorkshire

**Plot 1** - Offers In Region Of £110,000

**Plot 2** - Offers In Region Of £110,000

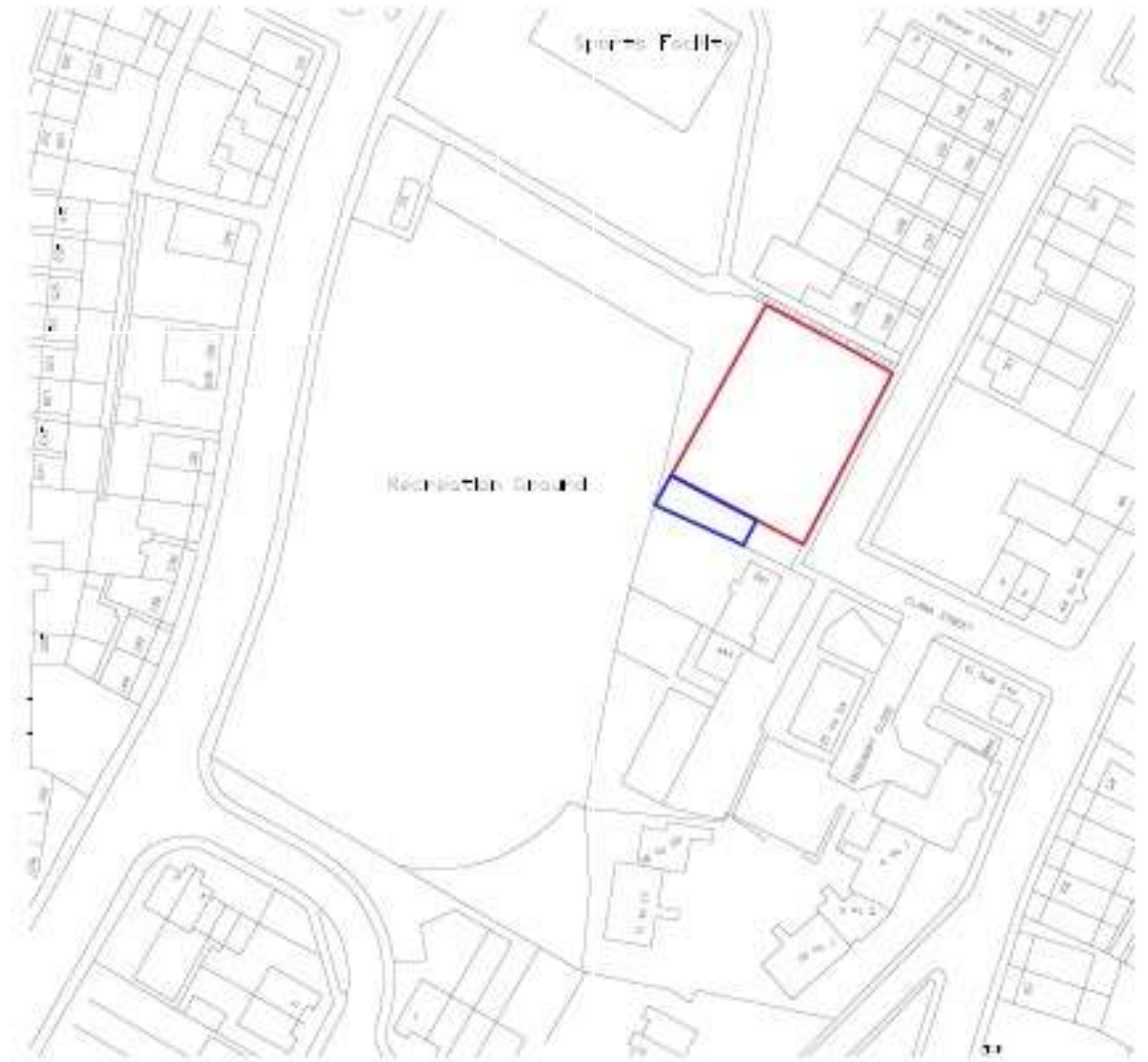
Unique opportunity to build your own dream home. A plot of land in with planning approved for a 3/4 bedroom detached house extending to 2340 square feet with a generous garden in the heart of Brighouse backing onto open parkland.

We anticipate the value of the finished house to be approx. £350,000.

There is no stamp duty to pay on the purchase of the land, making a saving of £7500 compared to buying a home at £350,000 and having the additional advantage of being able to reclaim the VAT payable on the build materials if it is for your own family home.

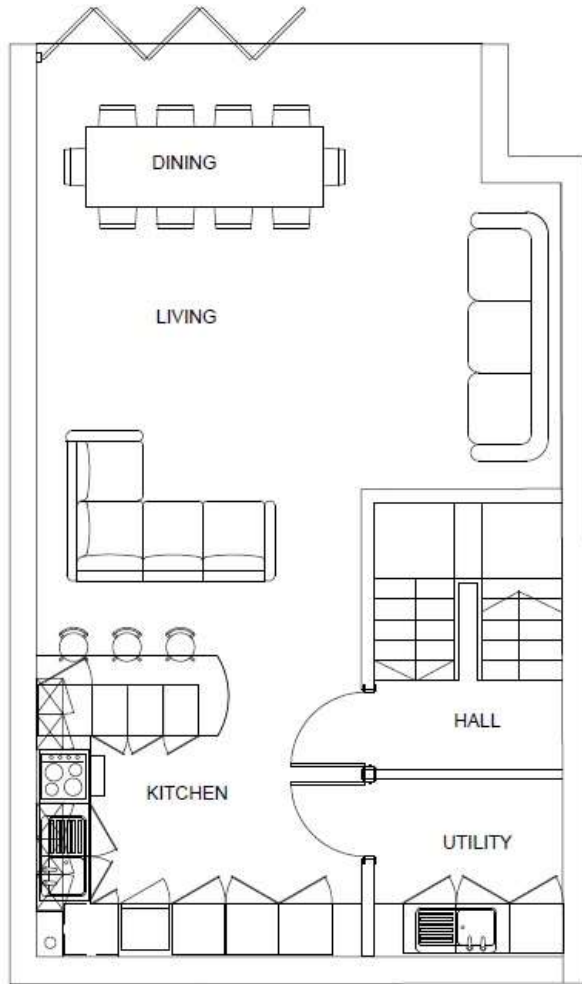
Only 2 of the 3 three plots are available for sale with the owner keeping one to build for his own family home.

Don't delay, enquire today.

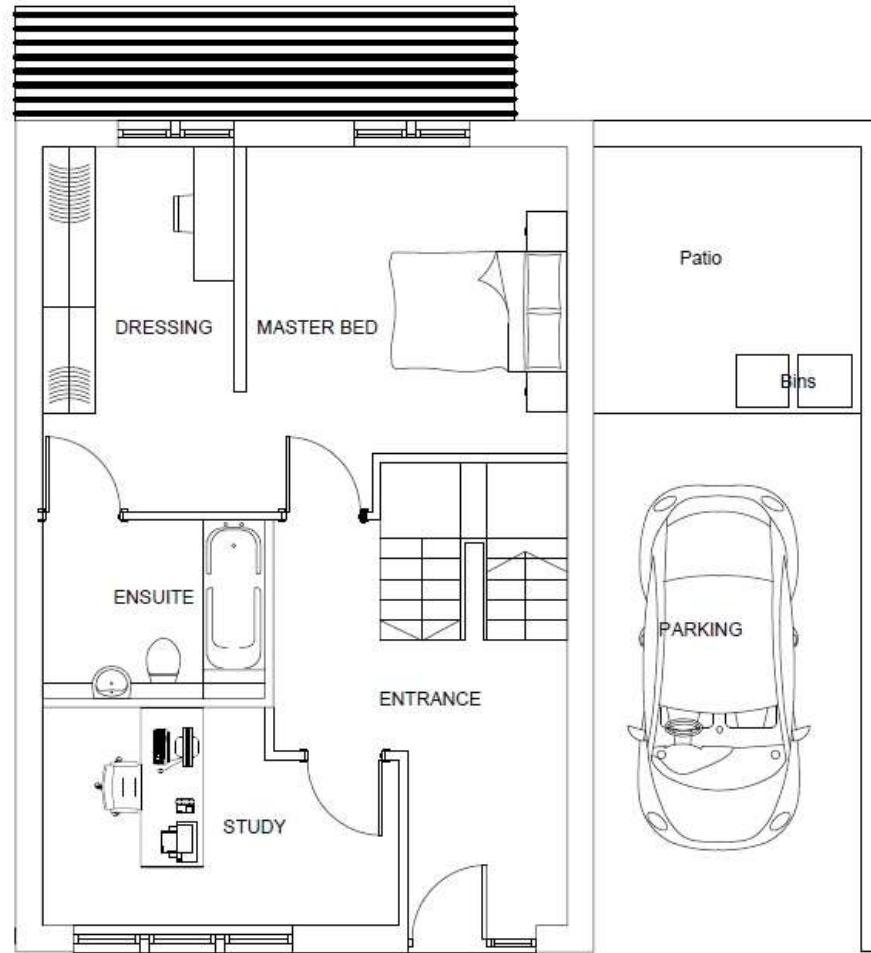


LOCATION PLAN

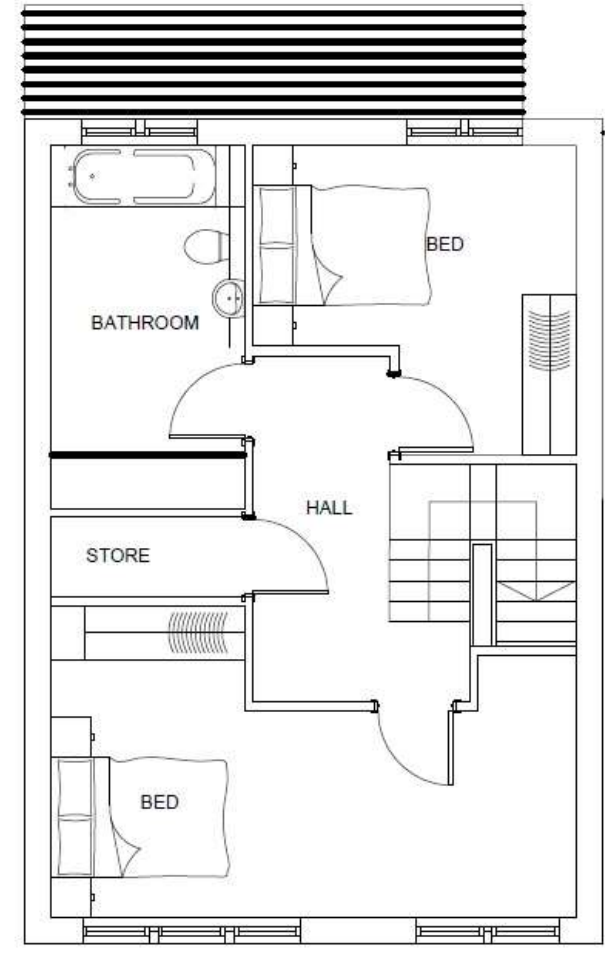
SCALE 1:1250



LOWER GROUND FLOOR  
SCALE 1:50



GROUND FLOOR  
SCALE 1:50



FIRST FLOOR  
SCALE 1:50



SCALE 1:100

136

138

142

SITE PLAN  
SCALE 1:200

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