



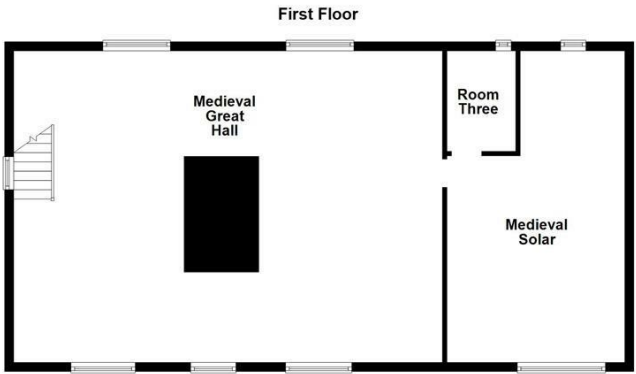
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## Church Street, Horbury, Wakefield, WF4 6LT

### For Sale By Modern Method Auction Freehold Starting Bid £175,000

For sale by Modern Method of Auction; Starting Bid Price £175,000 plus reservation fee. Subject to an undisclosed reserve. A landmark historic building set in around 1/10th of an acre in the heart of the conservation area, opposite the church in the centre of Horbury.

This Grade I listed building is ripe for restoration, constructed with an oak frame, some parts cased in York stone with some later brick elements under a stone flagged roof. Built in 1474 by Ralph Amyas, Deputy Steward of the Manor of Wakefield, this gorgeous 15th century building is described in the listing as a very complete 15th century Gentry House, with particular mention made of the spere truss and the cusped windbraces in the roof.

The property occupies an enviable plot that it stands to around 1/10th of an acre with a good size south facing garden to the rear and potential to create off street parking space to the side.

Situated in the heart of Horbury, the property is within very each reach of the shops, bars and restaurants, schools and recreational facilities offered by the centre of Horbury. Horbury itself is a very highly regarded village set to the south west of the city centre of Wakefield, which offers an even broader range of amenities together with a mainland railway station and ready access to the national motorway network. This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.





#### ACCOMMODATION

##### REAR ENTRANCE PORCH

9'6" x 8'10" [2.9m x 2.7m]

To be demolished.

##### ROOM ONE

15'1" x 9'6" [4.6m x 2.9m]

Former fireplace. Oak frame and leaded lights for window to the rear are on site for fitting following demolition of the modern entrance.

##### ROOM TWO

24'7" x 15'5" [7.5m x 4.7m]

Window and former doorway to the front. Window to the rear. One wall of exposed medieval timber framing and the ceiling is the original medieval oak floor.



##### INNER HALLWAY

6'6" x 2'11" [2.0m x 0.9m]

##### BATHROOM

9'6" x 6'6" [2.9m x 2.0m]

Frosted window to the front and one medieval timber-framed wall."

##### ROOM THREE

12'5" x 7'10" [3.8m x 2.4m]

Brick fireplace, window to the front, former front entrance door and one wall with panelling from Skipton Castle.

##### ROOM FOUR

12'9" x 12'9" [3.9m x 3.9m]

Window to the front, former doorway and ornate corner cupboard, fireplace. This room may be the part which famous Yorkshire architect John Carr owned in the 18th century and this room is the only room with architectural pretensions after the work which Dr Leake carried out in the 17th century.

##### ROOM FIVE

14'1" x 9'6" [4.3m x 2.9m]

Window to the rear, staircase to the first floor.

##### REAR LEAN TO

6'6" x 6'6" [2m x 2m]

With an external door to the side.

##### BASEMENT

A draft plan for conversion of the basement is included in the document "Horbury Hall built 1474: Protection, Planning, Conservation, Architecture & History, Resources". The basement could be converted into a kitchen/dining with bathroom if the solar bay is to be stand-alone accommodation, or alternatively an extra bedroom and potential purchasers should make their own enquiries.

##### FIRST FLOOR

##### ROOM ONE

31'2" x 23'7" [9.5m x 7.2m]

Medieval Great Hall covering most of the first floor space with a beautiful oak roof with carved beams and cusped windbraces, three windows to the front, window to the side and two windows to the rear. Central brick built chimney stack incorporating two fireplaces.



##### ROOM TWO

23'7" x 16'0" [7.2m x 4.9m]

Medieval solar. Windows to the front and rear. Continuation of the oak roof and extensive exposed medieval timber framing.

##### ROOM THREE

Modern structure to be removed.

##### OUTSIDE

At the rear there is a good size former garden with a pleasant southerly aspect. To the side of the house there is a wide pathway. There is a garden area to the front.

##### PLEASE NOTE

This is a dangerous building. All viewers should wear stout footwear and bring a torch. Be fully aware that sections of the flooring area missing, there are numerous trip hazards and sharp surfaces. Extreme care must be undertaken in this building. It is not appropriate for children to accompany adults to this building and any inspections are made strictly ta the viewers own risk.

##### FURTHER DETAILS

Further details about planning and protection, the architecture and history of the house are provided in the separate document "Horbury Hall built 1474: Protection, Planning, Conservation, Architecture & History, Resources".

##### WHAT OUR VENDOR SAYS

What our vendor says about this property:

"Horbury Hall, which is now 550 years old, provides an exceptionally rare opportunity to acquire a Grade One medieval house which is of a manageable size and in good condition as far as the main medieval structure is concerned - the essential repairs to the oak frame have already been carried out. Owning this unique piece of history is definitely fulfilling and looking up to see the beautiful roof, a masterpiece of medieval carpentry, is a very special experience. Since the sale is taking place before the restoration has been completed, we have prepared a document - Horbury Hall 1474: Protection, Planning, Architecture & History, Resources - for potential buyers which contains the essential information on statutory protection, any planning restrictions, copies of correspondence with the Historic England Architect and Wakefield MDC Conservation Officer, details of what has been provisionally agreed with them and details of local

specialists with appropriate expertise to restore a medieval timber-framed building. There is an existing current Listed Building Consent for the restoration, but Wakefield MDC would like a further two applications to cover the details of the remaining restoration. The first LBC application would cover the two Great Hall bays, on which very little work is required, and the second would cover the solar bay, which is completely timber framed, where work is needed to restore the windows and replace missing timbers from the timber frame, work to the medieval floor and for the restoration of the medieval spiral staircase. We are sure that the new owners will have their lives enriched by living in such a special building and will enjoy completing the restoration of this medieval architectural masterpiece."

##### COUNCIL TAX BAND

The council tax band for this property is TBC.

##### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans. Further details including architectural drawings are included in the document "Horbury Hall 1474: Protection, Planning &c." and can be provided to bidders as an A4 PDF file.

##### VIEWINGS

To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.