

PROPOSED SITE PLAN

<b>A</b>	<b>APR22</b>	<b>MINOR UPDATE</b>
<b>REV:</b>	<b>DATE:</b>	<b>DESC:</b>


The Nook  
Lingwell Gate Lane  
Loffhouse  
Wakefield  
WF3 3JU

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<b>CLIENT:</b>	MR R BARKER
<b>PROJECT:</b>	NEW DWELLING ADJ. 60 FALL LANE, EAST ARDSLEY WAKEFIELD WF2 3BG
<b>DRAWING TITLE:</b>	PROPOSED LANDSCAPING PLAN
<b>PROJECT REF:</b>	2019-122
<b>DRAWING NO:</b>	302
<b>REVISION:</b>	A
<b>SCALE:</b>	1:200 @ A3
<b>DATE:</b>	DEC 2020



Land Adj. to 60, Fall Lane, East Ardsley  
Wakefield

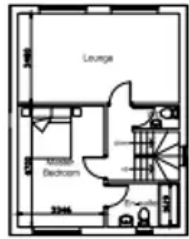
Offers in Region of £100,000



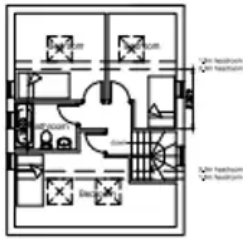
SIDE ELEVATION  
(North East)

REAR ELEVATION  
(North West)

SIDE ELEVATION  
(South West)



FIRST FLOOR PLAN



ATTIC FLOOR PLAN



LOCATI

**MATERIAL SPECIFICATION**

**ROOF**  
 Slurry Modern Concrete tiles  
 on 25 Fall Lath

**WALLS**  
 1/2 Red brick

**WINDOWS AND DOORS**  
 Anthracite Grey uPVC windows &  
 entrance door only

**PAINTWORK**  
 Grey uPVC guttering on Clay of

**THE DRAWING IS FOR PLANNING**  
 Any discrepancies are to be reported  
 immediately. If in doubt, ask  
 all written dimensions are to face unless

## Land Adj. to 60, Fall Lane

East Ardsley, Wakefield

**A RARE OPPORTUNITY TO ACQUIRE A BUILDING PLOT, WITH PLANNING PERMISSION TO ERECT A FOUR BEDROOM, THREE STOREY PROPERTY. SITUATED IN THE POPULAR AREA OF EAST ARDSLEY, WITH GREAT COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CLOSE TO NEARBY AMENITIES.**

*Please note the adj. Property is available under separate negotiation for Offers Around £350,000. The property is a substantial, four bedroom, semi-detached property with accommodation across three floors*



**Approval of Reserved Matters**

Applicant:	Mr R Barker	Application Number:	22/02105/RM
Agent:	SK Design (Yorkshire) Ltd Mr Steve Kelly The Nook Lingwell Gate Lane Lofthouse Wakefield WF3 3JU	Date Accepted:	28 March 2022
		Date of Decision:	20 May 2022

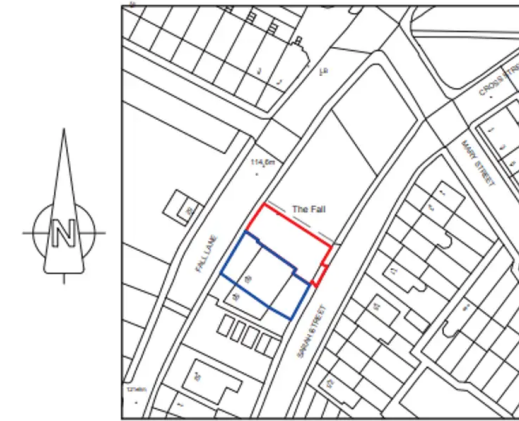
**Proposed Development At:** Land Adjacent To 60 Fall Lane East Ardsley Wakefield WF3 2BG

**Proposal:** Reserved matters application for landscaping only to previous outline application 19/00901/OT

**Reserved matters granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:-**

- 1) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.



LOCATION PLAN @ 1 : 1250

**Application Summary**

Application Number: 22/02105/RM  
Address: Land Adjacent To 60 Fall Lane East Ardsley Wakefield WF3 2BG  
Proposal: Reserved matters application for landscaping only to previous outline application 19/00901/OT  
Case Officer: Ms Rebecca Clay

**Consultee Details**

Name: - Landscape Team  
Address: Leeds City Council, Leonardo Building, 2 Rossington Street, Leeds LS2 8HD  
Email: Not Available  
On Behalf Of: Sustainability - Landscape Team

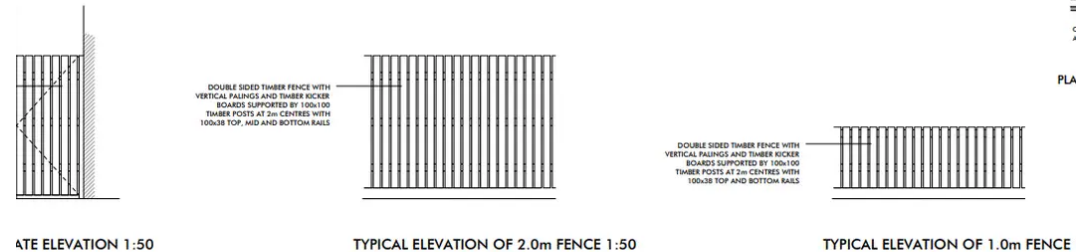
**Comments**

Landscape Comments

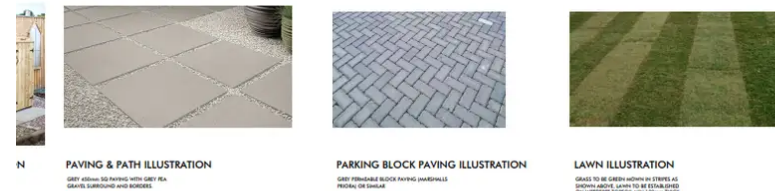
The additional and revised information provided within the PROPOSED LANDSCAPING DETAILS 303 and PROPOSED LANDSCAPING PLAN 302 is acceptable.

The discharge of Landscaping Reserved Matters can now be recommended.

Thank you.



ATE ELEVATION 1:50 TYPICAL ELEVATION OF 2.0m FENCE 1:50 TYPICAL ELEVATION OF 1.0m FENCE



PAVING & PATH ILLUSTRATION PARKING BLOCK PAVING ILLUSTRATION LAWN ILLUSTRATION

REV:	DATE:
CLIENT:	MR R
PROJECT:	NEW 60 PJ WAK
DRAWING TITLE:	PROP
PROJECT REF:	2019
DRAWING NO:	303
SCALE:	AS SH



## **ADDITIONAL INFORMATION**

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

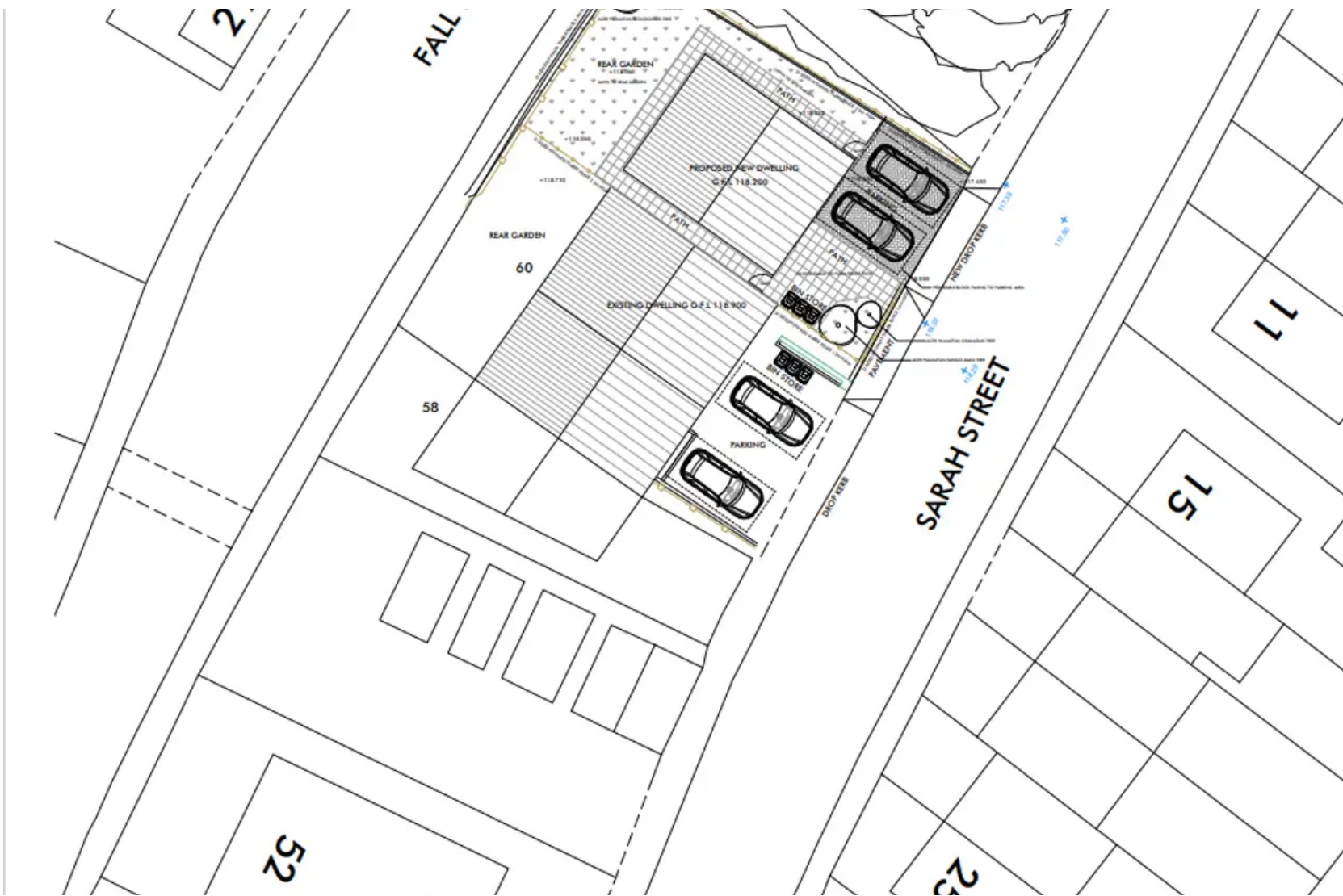
#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 07/06/2024.



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## Simon Blyth Estate Agents

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