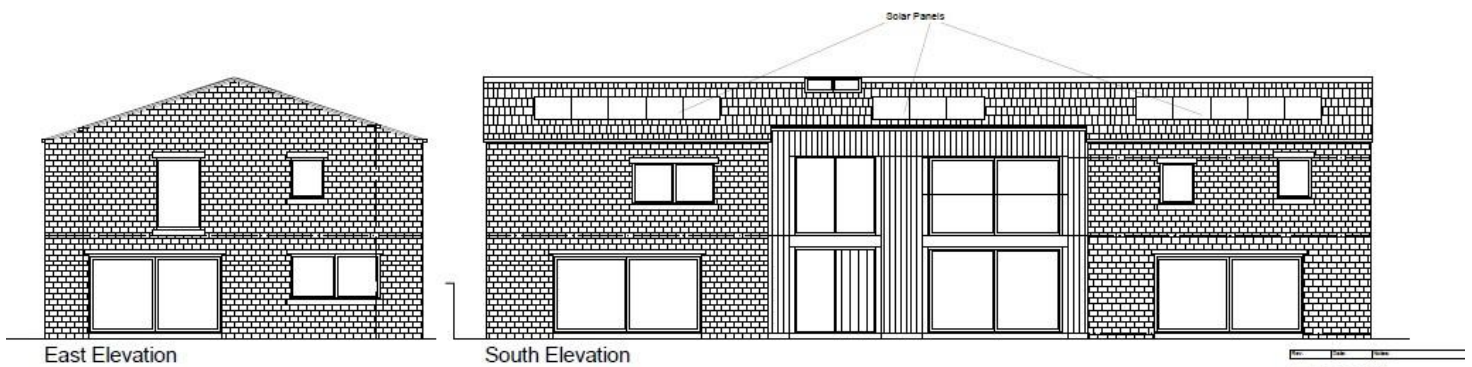
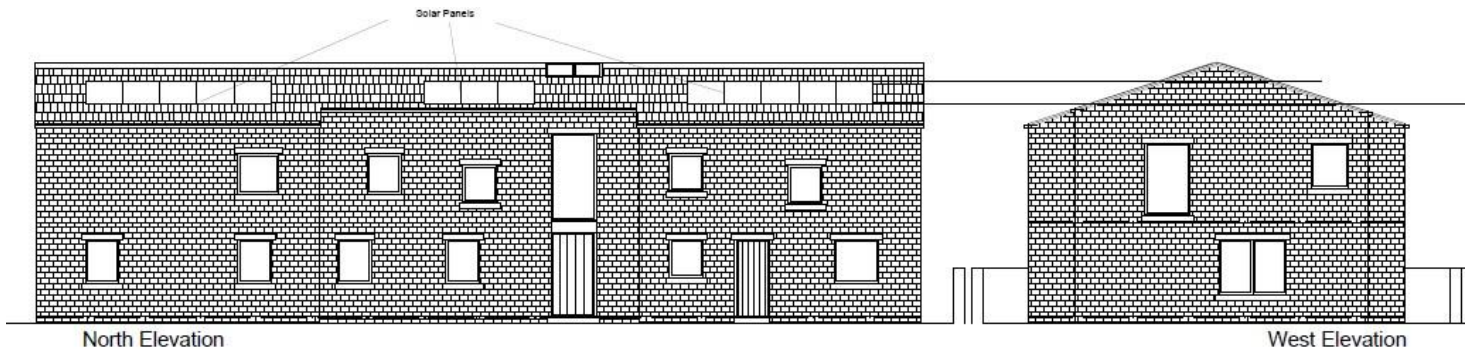
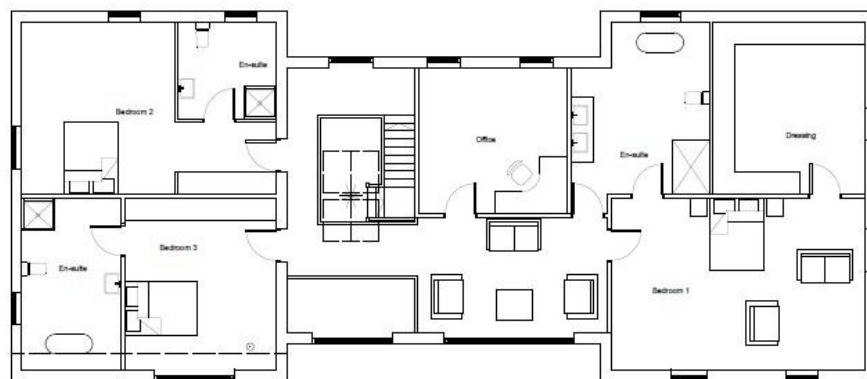


**NINE ACRE HOUSE, CHEVET LANE, CHEVET, WAKEFIELD, WF2 6PT**

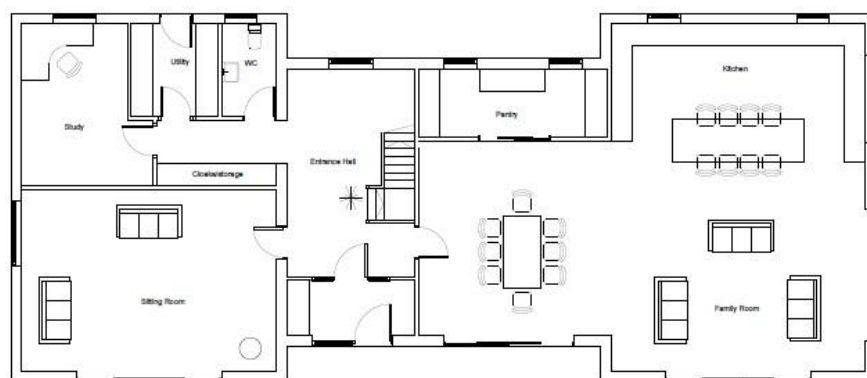




**FOX** ARCHITECTURE  
& DESIGN  
The Lodge, Mill Lane, Wakefield  
West Yorkshire, WF1 1PU  
T: 01924 466111  
F: 01924 466112  
www.foxarchitect.co.uk



First Floor Layout



Ground Floor Layout

## PROPERTY DESCRIPTION

SAT IN A GLORIOUS POSITION OVERLOOKING AND WITHIN IT'S APPROXIMATE 9 ACRES OF LAND, THIS EXCITING OPPORTUNITY IS TO BUILD A FABULOUS NEW HOME, OF SUBSTANTIAL PROPORTIONS BEING 4,300 SQFT, WITH FABULOUS VIEWS OVER THE VALLEY SCENE BEYOND. SUCH OPPORTUNITIES ARE RARE TO GRACE THE MARKET. THE REMOVAL OF A FORMER EQUESTRIAN BUILDING ALLOWS THE CONSTRUCTION OF A BRAND-NEW HOME, PLANS FOR WHICH ARE DRAWN AND APPROVED. THIS SUBSTANTIAL FABULOUS HOME IS DESIGNED TO TAKE FULL ADVANTAGE OF THE POSITION AND HAS A DRIVEWAY LEADING THROUGH THE LAND.

Please be advised that the current plans show the property as a three-bedroom dwelling. Within the marketing material we are discussing potential room adaptations that could be made to create a wonderful four-bedroom home which briefly comprises of.

Entrance vestibule, fabulous entrance hallway, cloak room/W.C., huge dining living kitchen with family area/lounge, dining area and superb kitchen area. The measurements drawn show the dining kitchen being approximately 12.3m x 9.5m. A fabulous formal sitting room with stunning windows enjoying the views which is 7m x 5m, study/home office which measures 2.9m x 4.4m, large utility room and an impressive staircase rising to a fabulous first floor landing with study/sitting area. This gives access through to four extremely large bedrooms.

Bedroom one being exceptionally large with stunning views, huge adjoining dressing room and very large en-suite. Bedrooms two and three, once again, are very large double bedrooms with huge en-suites. Bedroom four is drawn as a home office due to the size of the home, this could easily be bedroom four and can be served by an en-suite if required.

Sat with appropriate gardens and a huge amount of land, the home can be built to your style, your taste and your specification and indeed can be built at your time. A wonderful opportunity that is extremely rare to find a large building plot within a wonderful amount of land in such a lovely location, being just a short drive away from Walton, Sandal, Newmillerdam and obviously Wakefield City Centre, train station and easy access to the motorways.

**Offers around £725,000**

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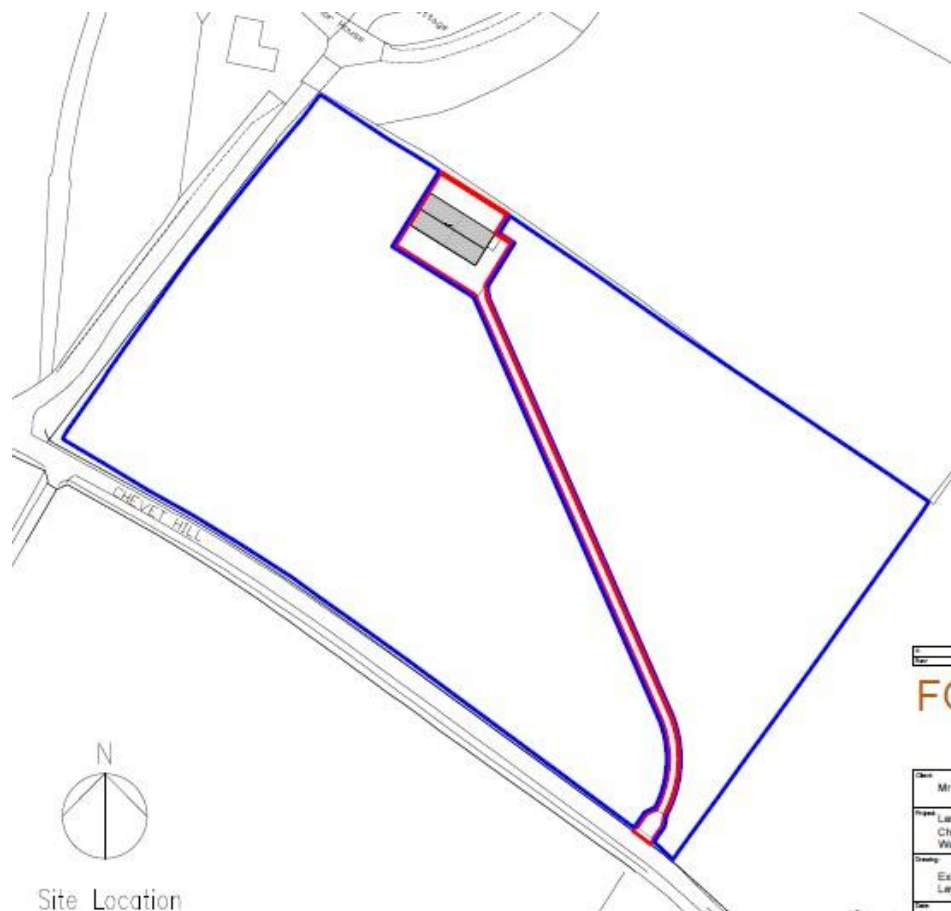












## PLANNING INFORMATION

### DETAILED APPLICATION FOR 1NO DWELLING FOLLOWING DEMOLITION OF EXISTING EQUESTRIAN BUILDING.

Land Off Chevet Lane Wakefield WF2 6PT

Ref. No: 23/01939/FUL | Received: Thu 05 Oct 2023 | Validated: Mon 30  
Oct 2023 | Status: Decided

### Variation of Condition 2 (approved plans) of planning application 23/01939/FUL dated 23/01/2024 [which granted f...

Show more description

Land Off Chevet Lane Wakefield WF2 6PT

Ref. No: 23/01939/S7301 | Received: Tue 21 May 2024 | Validated: Tue  
21 May 2024 | Status: Decided

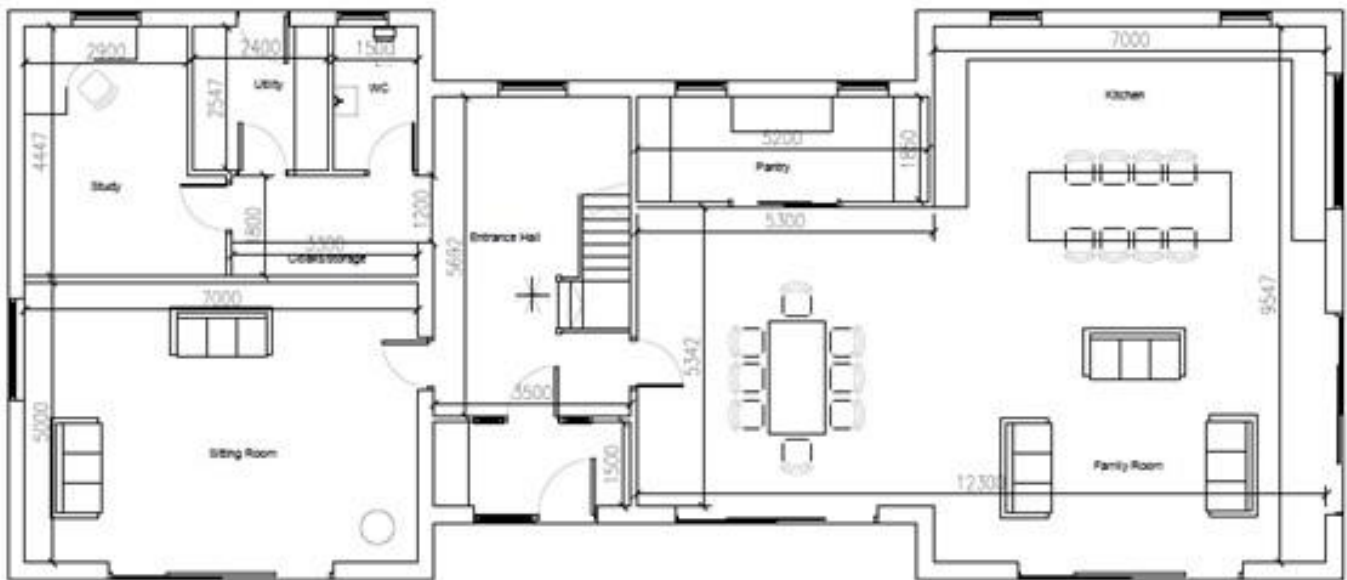








First Floor Layout



Ground Floor Layout



## **PROPERTY VIEWING NOTES**

Strictly accompanied viewings only on site with a pre-arranged appointment - livestock on the land.

## **ADDITIONAL INFORMATION**

### **SERVICES**

The barn in situ is equipped with its own independent water supply.

### **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

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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 14:00

Sunday - 11:00 to 13:00

Details printed 26/09/2025





#### MAIN CONTACTS

T: +44 (0)1924 361631

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

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Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

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01226 731730

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01977 800259