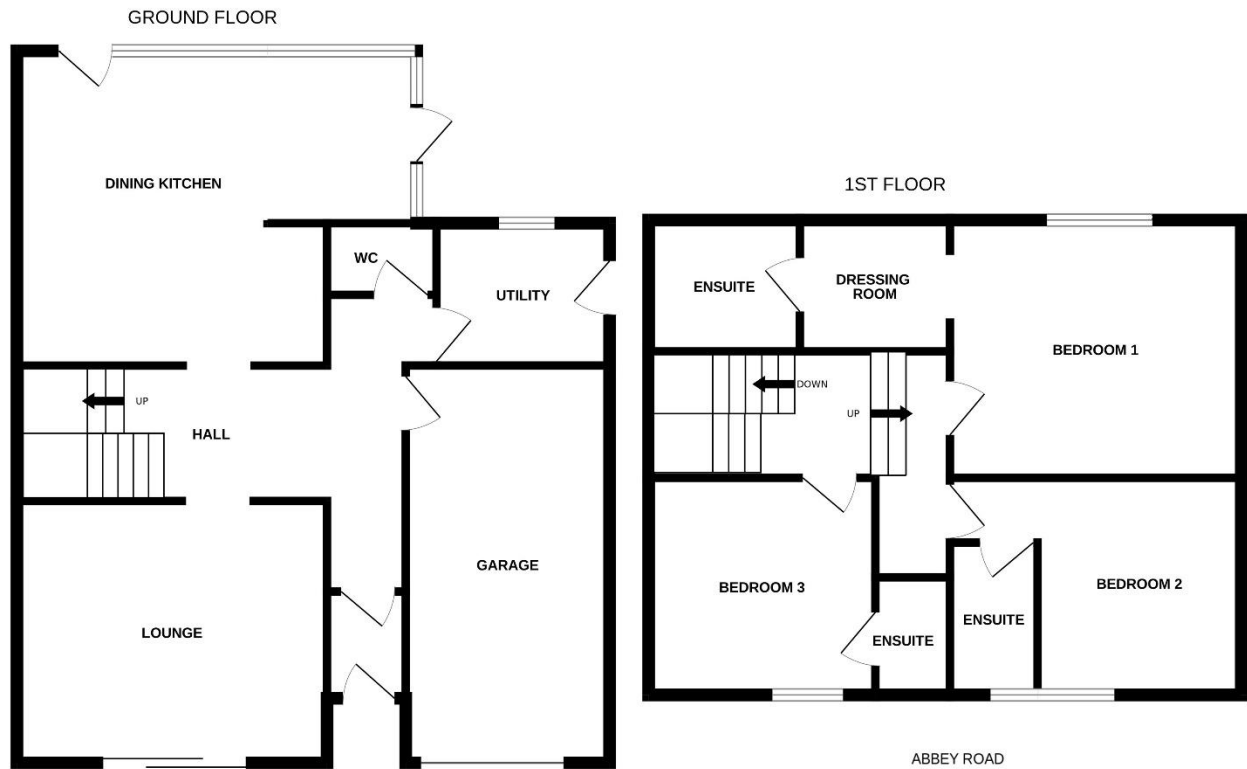


Simon Blyth
ESTATE AGENTS



18A ABBEY ROAD, SHEPLEY, HD8 8EP



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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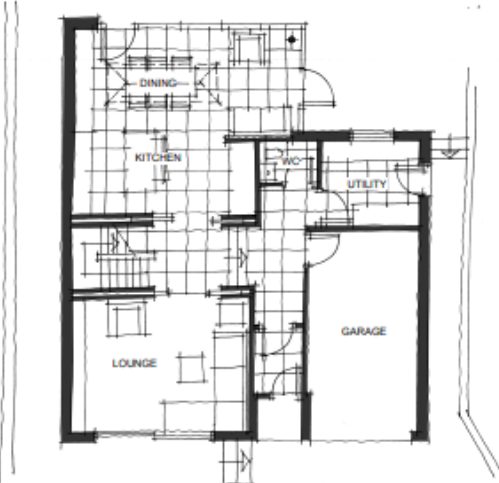
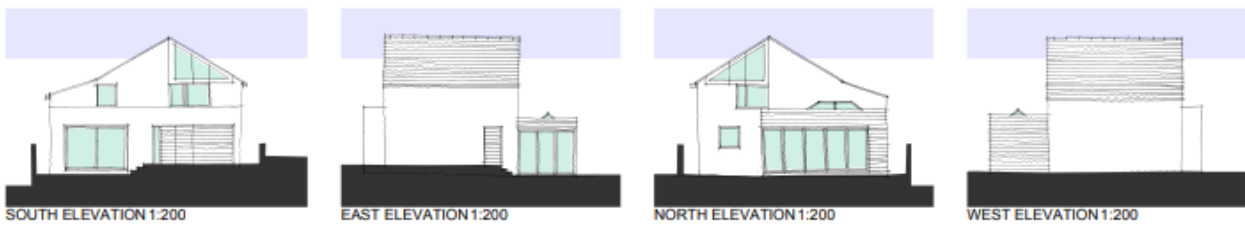
PROPERTY DESCRIPTION

We offer for sale a delightful building plot for a superbly designed detached stylish home in this popular location with fabulous rural walks close by and just a short walk away from the train station and Station Road leading up to the village. With plans drawn for a particularly stylish three bed roomed, three ensuite home which includes stunning dining kitchen with a huge amount of glazing overlooking the rear gardens. The plot is provided with well established boundaries and already has the majority of services provided. A relatively level site cleared and ready to go, with full consent and dry-stone walling acting as a boundary to the front. It is rare indeed to have an oven ready building plot, particularly with plans for a delightful, well balanced and stylish home. The property's designed could be changed subject to the necessary consent. The plans drawn show the following accommodation, entrance hall, downstairs w.c, lounge overlooking the front gardens, superb dining kitchen overlooking the rear gardens, utility room, three double bedrooms all with ensembles, bed one with dressing room, integral good-sized garage, driveway and delightful location.

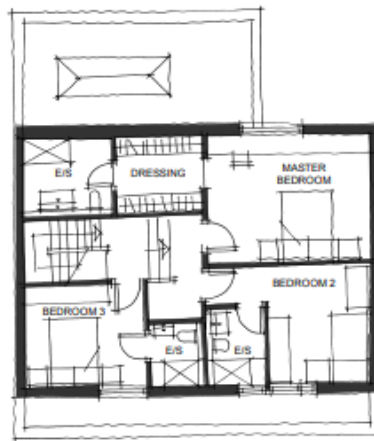
Offers Around £200,000

PROVISIONS

- Water connection on site
- Drain connection on site
- Power but no connection on site
- Gas on site but not connected



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



SECTIONAL SOUTH ELEVATION 1:200

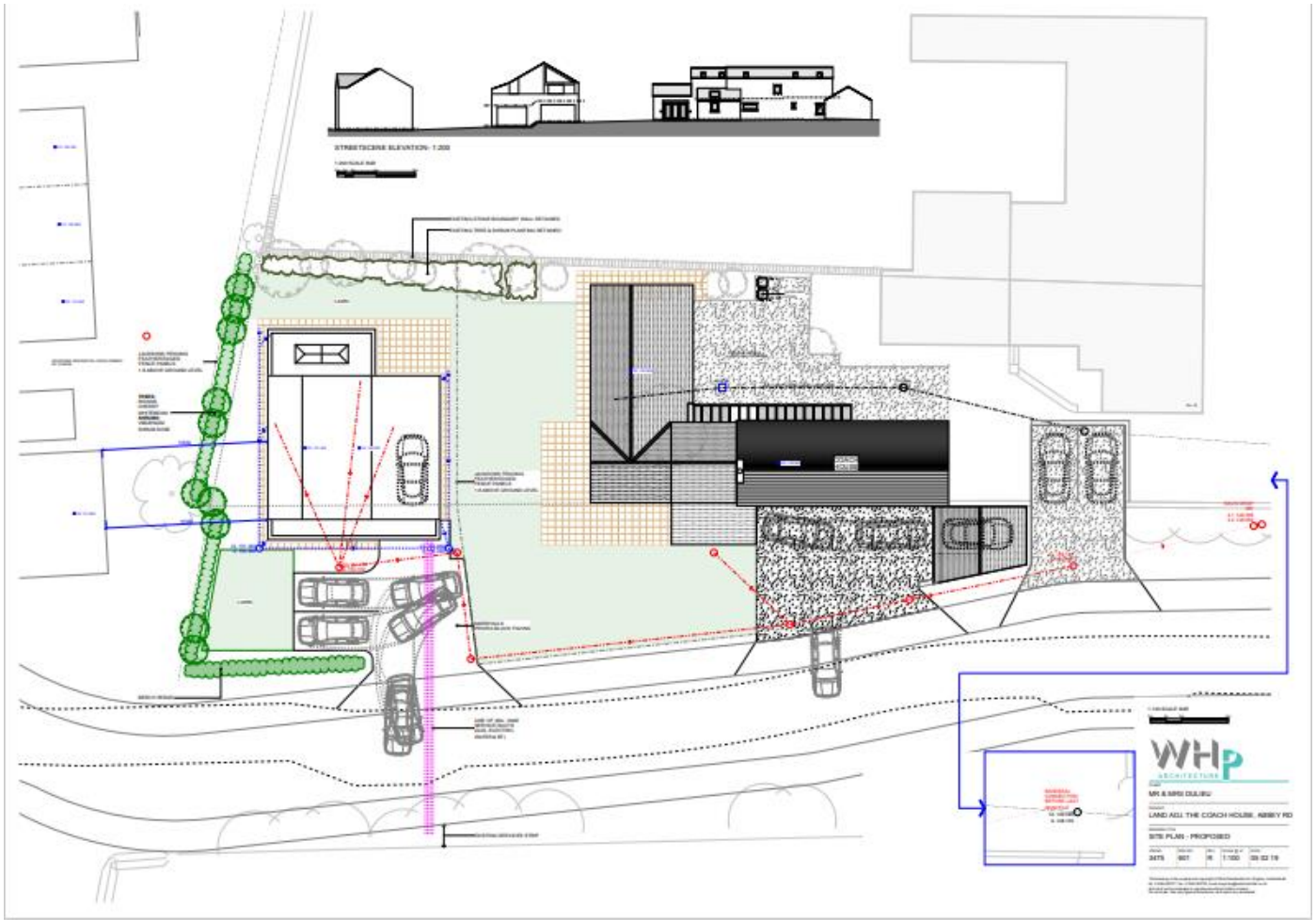
MATERIALS KEY

- ROOF:**
NATURAL BLUE SLATES
- WALLS:**
NEW TUMBLED FLAT FACED NATURAL WALLING STONE
CEDAR BOARDING
- RAINWATER GOODS:**
UPVC RAINWATER GOODS. COLOUR TBC
- WINDOWS & DOORS:**
HIGH PERFORMANCE UPVC WINDOWS.
COMPOSITE DOORS COLOUR TBC



CLIENT MR & MRS DULIEU		DRAWING TITLE HOUSE TYPE - ILLUSTRATIVE LAYOUTS			
PROJECT LAND ADJ. THE COACH HOUSE, ABBEY RD	JOB NO. 3475	DWG NO. 602	REV. F	SCALE @ RD AS	DATE 08 11 19

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KIRKLEES COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 191
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER
2015: ARTICLE 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Number: 2023/CL/92465/E

To:

For:

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS TO CONFIRM VALID
COMMENCEMENT OF DEVELOPMENT APPROVED UNDER
2020/91066 FOR ERECTION OF DETACHED DWELLING
WITH FORMATION OF NEW ACCESS WITHIN THE 3 YEAR
TIME LIMIT GIVEN IN CONDITION

SECOND SCHEDULE LAND ADJACENT, THE COACH HOUSE, 18A, ABBEY
ROAD, SHEPLEY, HUDDERSFIELD, HD8 8EP

**KIRKLEES COUNCIL HEREBY CERTIFY THAT ON 24-AUG-2023 THE OPERATIONS
DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF THE LAND SPECIFIED
IN THE SECOND SCHEDULE HERETO AND EDGED RED ON THE PLANS ATTACHED TO
THIS CERTIFICATE WERE LAWFUL WITHIN THE MEANING OF SECTION 191 OF THE
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), FOR THE FOLLOWING
REASONS:**

1. On the balance of probabilities, the application demonstrates that a lawful material operation was carried out prior to the expiry of the permission. The aforementioned development is still extant.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Inspection Report from Assent Oculus	-	-	26/04/2023
Photo montage from Paul Butler	-	-	04/06/2024

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

NOTES:

- (1) This certificate is issued solely for the purpose of section 191 of the Town and Country Planning Act 1990 (as amended).
- (2) It certifies that the operations specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- (3) This certificate applies only to the extent of the operations described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any operation(s) which are materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (4) The effect of the certificate is also qualified by the proviso in Section 191 (6) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
- (5) If the applicant is aggrieved by the decision of the Local Planning Authority to issue a certificate of lawfulness of development, for any part development applied for (including any modification or substitution of the description of the operations), s/he may appeal to the Secretary of State for the Environment in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended). Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/planning-inspectorate>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated:

Signed:

Address to which all communications should be sent:- Kirklees

**Council
Planning and Development Service PO Box
1720
Huddersfield HD1 9EL**

ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – N/A

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 16:00



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