



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Land at Foxglove Road  
Almondbury, Huddersfield



## Land at Foxglove Road Almondbury, Huddersfield

£400,000

We are thrilled to present an extraordinary opportunity for those with a vision of creating their perfect home. Located in the highly sought-after area of Almondbury, this self-build plot offers the chance to design and construct a truly exceptional property tailored to your unique tastes and requirements

Take the first step towards realising your dream home. An exciting opportunity has arisen to purchase a plot of land in a highly popular location within Almondbury. The proposed plans are for a substantial 4000 sqft property and offer the chance to design and construct a truly exceptional property tailored to your unique tastes and requirements. This is not just a property; it's the opportunity to create your perfect home from the ground up. Make your dream a reality today!

### **Why Choose a Self-Build?**

**Customisation:** Every aspect of the home, from layout to finishes, can be tailored to suit your lifestyle and preferences.

**Quality:** Control over the quality of materials and construction ensures a superior build.

**Satisfaction:** The pride and satisfaction of living in a home that you have helped to design and create are unparalleled.



**Act Now** – This Opportunity Won't Last!

Opportunities like this in Almondbury are rare and highly coveted. Whether you are an experienced developer or a homeowner looking to create a bespoke residence, this self-build plot offers endless potential.

For more information or to arrange a viewing, please contact us today. Don't miss out on the chance to turn your dream home into a reality in Almondbury's highly popular location.

### **ADDITIONAL INFORMATION**

Planning permission :Application number  
2022/62/92372/W passed in November 2023

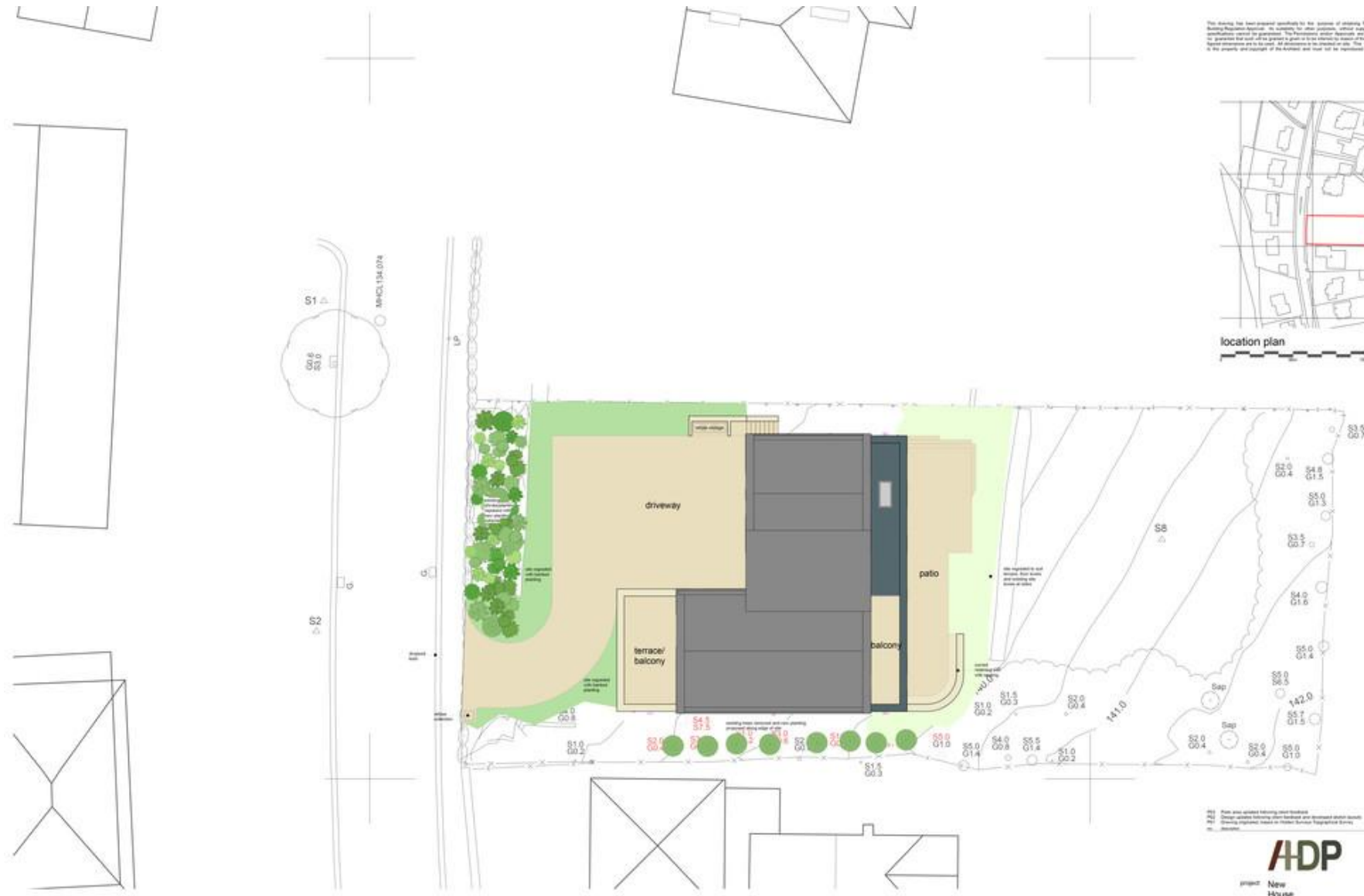
Tenure: Freehold

What3Words: every.hike.cliff

### **AGENT NOTES**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

The drawings have been prepared specifically for the purpose of obtaining Planning Permission under Building Regulations. It is intended for other purposes, without appropriate approval, and is not intended to be used for any other purpose. The drawings are the property of the Architect and must not be reproduced, copied, or used for any other purpose without the written consent of the Architect.



site plan as proposed

**Datum**

GRID: Related to Ordnance Survey using One Point Localisation at Station S1. Orientation at OS Grid North.

LEVEL: Related to Ordnance Survey by correction to the OS Active Network by G.P.S.

**LEGEND**

Structure Street-Work	04	Water Level	PL 10 800
Insulation Cover	05	Height floor to ceiling	02 25
Light pole	06	Height floor to ground level	00 00
Survey	07	Height floor to floor ceiling	02 25
Landscape	08	Height floor to eave	00 00
Vegetation	09	Height eave to window head	01 00
Electricity Pole	10	Height floor to underside	00 00
Electricity Cable	11	Ceiling Height (H)	200 00
Road Traffic Signs	12	Height floor to front	00 00
Public Light	13	Height floor to front Spring	00 00
Street Name	14	Height	00 00
Water Main	15	Height	00 00
Gas Main	16	Height	00 00
Fire Hydrant	17	Height	00 00
Survey	18	Height	00 00
Water Valve	19	Height	00 00
Electricity Pole	20	Height	00 00
Electricity Cable	21	Height	00 00
Street Light	22	Height	00 00
Water Valve	23	Height	00 00
Electricity Pole	24	Height	00 00
Electricity Cable	25	Height	00 00

Station	Easting	Northing	Level
S1	416027.440	416028.020	124.150
S2	416027.241	416028.190	124.410
S3	416027.484	416028.110	124.990
S4	416028.142	416027.206	124.147
S5	416028.134	416028.440	127.630
S6	416028.176	416028.440	128.530
S7	416027.206	416027.517	128.602
S8	416028.017	416028.284	142.702

001: Plan area includes existing street frontage  
 002: General site plan including all proposed works shown  
 003: Detailed site plan including all proposed works shown  
 004: Detailed site plan including all proposed works shown

001: 00.00  
 002: 00.00  
 003: 00.00  
 004: 00.00

**ADP**

project  
New House  
at  
Foglaw Road, Almondbury  
Huddersfield, HD5 8LW  
for  
Amar and Nikki Randhawa

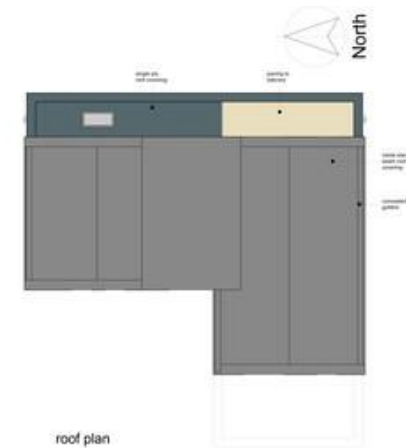
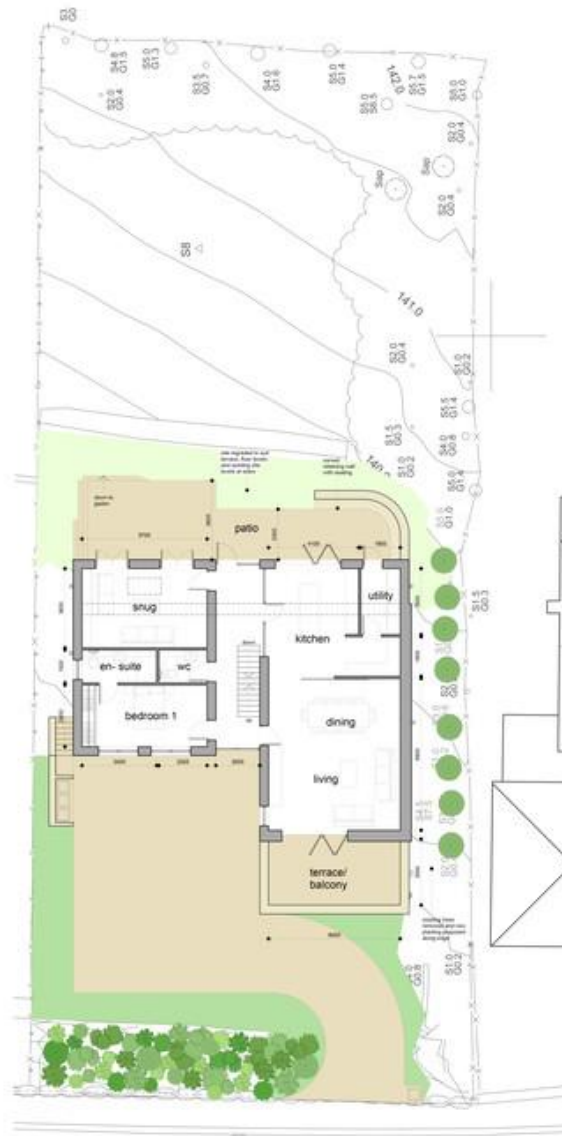
Site: Site plan as proposed  
 Number: 20118D-11-P03  
 Scale: 1:100/1:1250  
 Size: A1

ARCHITECTURE  
 DESIGN  
 PARTNERSHIP

The Site Plan is based on Ordnance Survey data. The data is not guaranteed to be accurate. The data is the property of Ordnance Survey and must not be reproduced, copied, or used for any other purpose without the written consent of Ordnance Survey.

**RIBA**

Registered Practice



This drawing has not been prepared specifically for the purpose of obtaining Planning Permission under Building Regulations. It is intended for other purposes, without consideration of relevant and applicable codes of practice. The Architect, under no circumstances, shall be held responsible for any use of the drawing for any purpose other than that intended by the Architect. The Architect shall not be held responsible for any use of the drawing for any purpose other than that intended by the Architect.

001	Architect design services including client feedback service	20.00	1.0	20.00
002	Architect design services including client feedback service	20.00	1.0	20.00
003	Design services including client feedback service	20.00	1.0	20.00
004	Design services including client feedback service	20.00	1.0	20.00
005	Design services including client feedback service	20.00	1.0	20.00
006	Design services including client feedback service	20.00	1.0	20.00
007	Design services including client feedback service	20.00	1.0	20.00
008	Design services including client feedback service	20.00	1.0	20.00
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010	Design services including client feedback service	20.00	1.0	20.00

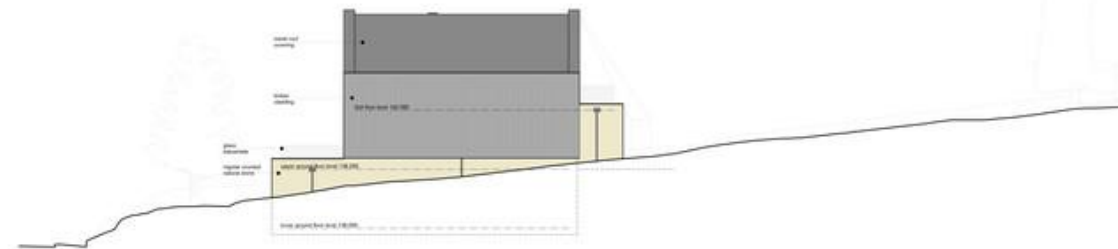
**AHP**

project  
 Near House  
 of  
 Forgive Road, Almondbury  
 Huddersfield, HD5 8LW  
 for  
 Amar and Nikki Randhawa

the Floor plans as proposed  
 number  
 20118D-13-P05  
 scale  
 1:100  
 date  
 A1

ARCHITECTURE & DESIGN PARTNERSHIP  
 The Old Price Station, 8 Bridge Lane, Huddersfield, HD5 8LW  
 T: 01484 800011 E: info@ahp-architects.com  
 RIBA Chartered Practitioner

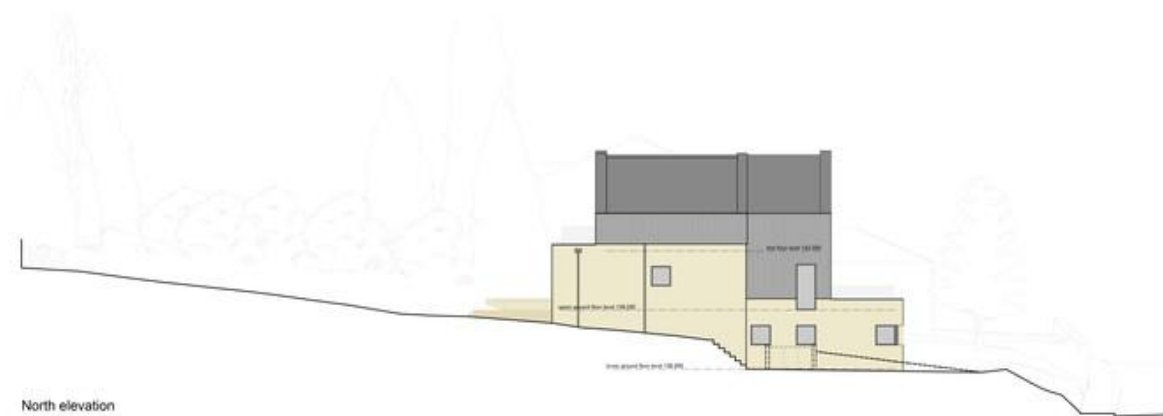




South elevation



West elevation



North elevation



East elevation

This drawing has been prepared specifically for the purpose of obtaining Planning Permission and Building Regulations approval. It is intended for client guidance only. It is not intended to be used for any other purpose. The client is advised to consult the architect and architect's professional indemnity insurer for further information. The client is advised to consult the architect and architect's professional indemnity insurer for further information. The client is advised to consult the architect and architect's professional indemnity insurer for further information.



<p> <b>ADP</b>  <small>ARCHITECTURE # DESIGN PARTNERSHIP</small> </p>	<p> <small>Project</small>  <b>New House</b>          Foxglove Road, Almondbury          Huddersfield, HD5 8LW          for          Amar and Nikku Randhawa       </p>	<p> <small>Site</small>          Elevations as proposed  <small>Number</small>          201180-14-P03  <small>Scale</small>          1:100  <small>Date</small>          A1       </p>
<p> <small>ARCHITECTURE # DESIGN PARTNERSHIP</small> </p>	<p> <small>The Architects' Practice</small>          40 Bridge Lane, Huddersfield, HD5 8LW          T: 01484 432773 E: huddersfield@yorkshiresfinest.org          www.yorkshiresfinest.org       </p>	<p> <small>RIBA</small>          Chartered Practice       </p>



## Appeal Decision

Site visit made on 21 March 2023

by **K Lancaster BA (hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21 November 2023

**Appeal Ref: APP/Z4718/W/22/3309815**

**9 Foxglove Road, Almondbury, Kirklees, Huddersfield HD5 8LW**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs A Randhawa against the decision of Kirklees Metropolitan Council.
- The application Ref 2022/62/92372/W, dated 13 July 2022, was refused by notice dated 25 August 2022.
- The development proposed is described as the "erection of detached dwelling with integral garage and off road parking - modified design to previous planning permission nr. 2022/62/90085".

**This decision is issued in accordance with Section 56(2) of the Planning and Compulsory Purchase Act 2004 (as amended) and supersedes the decision issued on 4 May 2023**

### Decision

1. The appeal is allowed and planning permission is granted for the erection of a detached dwelling with integral garage and off road parking at 9 Foxglove Road, Almondbury, Kirklees, Huddersfield, HD5 8LW in accordance with the terms of the application, Ref 2022/62/92372/W, dated 13 July 2022, and the plans submitted with it, subject to the conditions in the attached schedule.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

3. The appeal site relates to an infill plot located between 9 and 11a Foxglove Road. The site slopes in an upwards direction from Foxglove Road and is bounded to the rear by a public footpath. As a former garden plot, the site is currently primarily grassed with some tree and shrub planting, which provides screening to the site.
4. The surrounding area is characterised by large, detached dwellings situated in spacious verdant plots. I observed that there has been some recent development within the area, including 11a, which adjoins the site. The opposite side of the street is characterised by mostly single storey dwellings.
5. The character and appearance of this part of Foxglove Road is varied. However, elements which are considered to contribute to a sense of cohesion include the palette of materials, architectural features such as gables and spacious plots. I observed that most of the more traditional dwellings have complicated roof

<https://www.gov.uk/planning-inspectorate>