

PROPOSED GROUND FLOOR PLAN.

NORTH EAST ELEVATION.



**FOUNDATIONS:**  
Foundations to be on driven piled foundations with 100mm reinforced ring beams.  
All to be designed and supervised by Structural Engineer and to be approved by Local Authority prior to commencement of works on site.

**WALLING:**  
Cavity wall construction comprising an outer leaf of 200mm thick solid brickwork and an inner leaf of 100mm thick concrete blocks with 50mm Kingspan Thermawall T400 cavity insulation (this achieves a U value of 0.17 W/m²°C) with 12.5 mm plasterboard and skim finish.  
Foundation walls to be in situ reinforced concrete walls to a maximum of 150mm of adjacent ground levels.  
D.P.C. to be provided to walls to a minimum of 150mm of adjacent ground levels and to all horizontal and vertical openings (insulated).  
New walls to be rendered and to be insulated and cavities to be continued.  
Cavities to be sealed at every level.  
Walls to be plastered at 750mm centres.

**GROUND FLOOR:**  
18mm T & G chipboard. Floor levelling on 200mm x 50mm joists at 400mm centres.  
12mm Kingspan Thermawall T70 insulation to be pinned between floor joists.

**FIRST FLOOR:**  
18mm T & G chipboard floor boarding on 200mm x 50mm floor joists at 400mm centres with 150mm fibreglass insulation quilt between joists and 100mm x 50mm ceiling joists at 400mm centres.

Provide 30mm x 5mm lateral restraint strips to joists at 1800mm centres.

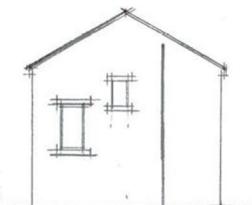
**SUB-FLOOR:**  
200mm thick 10mm concrete on 1200 gauge damp proof membrane on 150mm layers of wet composted sand/bagged hardcore.

Provide 100mm underlay of floor joists and top of overlying concrete to be 150mm.

Sub-floor to be covered with 25mm x 150mm air grates at 1.8 metre centres with 10mm D.P.C. above.

**VENTILATION:**  
Windows to be U.P.V.C. with double glazed sealed units. Windows to have operating lights set to a minimum of 120m² of floor area of room served.

NORTH WEST ELEVATION.



PROPOSED FIRST FLOOR PLAN.

SOUTH WEST ELEVATION.



SOUTH EAST ELEVATION.



#### KITCHENS, UTILITY ROOMS, BATHROOMS & EN-SUITES:

Provide mains wired smoke detectors to all landings and corridors.

**ROOF:**  
Slab stones on laitance and left to R.S. T47 on 100mm x 50mm rafters at 400mm centres with 250mm x 100mm purlins and ceiling joists with 150mm x 50mm purlins (300mm x 50mm down stands at 1800mm centres) with 100mm x 50mm ceiling joists at 400mm centres.

Plasterboard and skim and insulated with 320mm fibreglass insulation quilt (150mm between joists and 200mm between purlins).

Face boards to be packed off to allow for a 25mm cavity between the soffit boards and covered with fly proof mesh.

Soffit boards to be 100mm x 50mm and covered with fly proof mesh.

Roofwater to run to existing drainage system through 100mm diameter rainwater gutters and 50mm diameter rainwater pipes to externally rendered back inlet gutters.

**STAIRS:**  
Trim out for stairs as shown and fit new staircase with equal riser and treads.

Risers to be 200mm and treads to be 225mm.

Balustrading to be 1100mm high, with no gap between spindles greater than 100mm.

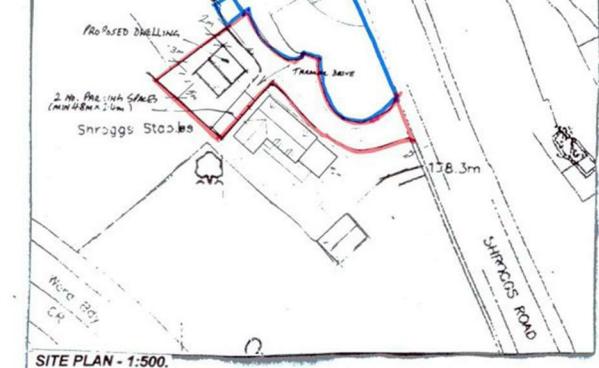
**SMOKE DETECTION:**  
Provide mains operated, interlinked smoke detectors at ceiling level on all corridors and landing areas.

**PARTITIONS:**  
Provide 100mm partition wall with 75mm x 50mm framing at 400mm centres with 12.5mm plasterboard to both sides.

Insulate between studs with 100mm fibreglass insulation quilt.

**GARAGE FLOOR:**  
Floor to be 100mm concrete on 1200 gauge damp proof membrane on 150mm layers of wet

**PROPOSED DETACHED DWELLING AT:**  
**SHROGGS ROAD,**



AMENDED  
A  
RECEIVED 15/3/08  
08/01/08

Metropolitan Borough of Calderdale

TOWN AND COUNTRY PLANNING ACT

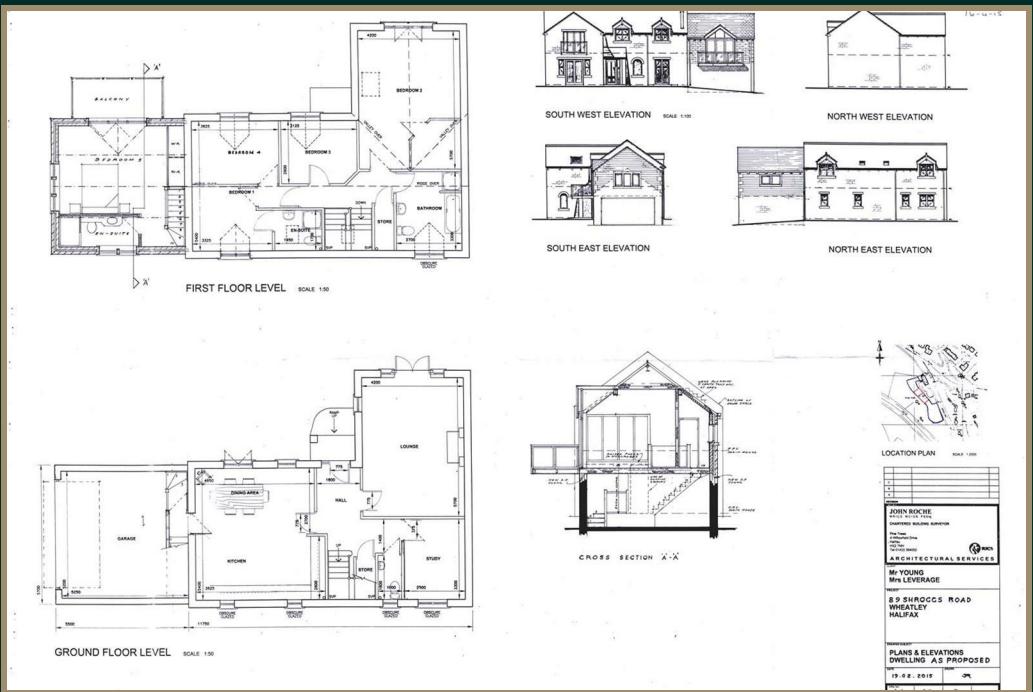
DECISION NOTICE

To be received by 15/3/08 with the decision issued on application no.

08/01/08

PROPOSED DETACHED DWELLING AT:

SHROGGS ROAD,



# Land at Shroggs Stables, Halifax

£625,000

- Detached 4/5-bedroom family home
- Outline Planning permission in place for a second 4-bedroom detached dwelling
  - Three bathrooms (two en-suite)
  - Flexible layout with lounge, dining kitchen, and study
  - Integral double garage with loft storage

\*\*\*House with building plot \*\*\*A rare and exciting opportunity to acquire a substantial and well-presented four/five-bedroom detached property, occupying a generous plot complete with stable, paddock, workshop and out building, and the added benefit of full planning permission, which has been granted for a separate four-bedroom detached dwelling within the side garden and potential for further development.

This versatile home offers a blend of stylish family living and rural charm, and is ideally suited to those for developers, or buyers seeking multi-generational potential. The property is offered to the market with no onward chain.



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#### Ground Floor Entrance Hall

A warm and welcoming entrance hall with stunning Tiled flooring sets the tone for this impressive home.

#### Lounge

A spacious and tastefully decorated lounge with neutral tones, wood-effect flooring, and a charming feature fireplace. Double doors open out to the garden, perfectly blending indoor and outdoor living — ideal for relaxing or entertaining.

#### Kitchen/Diner

A wonderful country-style kitchen with ample wall and base units, a central island featuring a breakfast bar, and a statement stove cooker as the focal point. There is plumbing for a dishwasher and space for an American-style fridge freezer. A cozy corner seating area offers the perfect space for family meals and entertaining guests. Double doors lead out to the garden — ideal for summer barbecues. A side door provides internal access to the double garage, which offers extensive storage space in the eaves and potential for expansion (lapsed planning permission for a bedroom extension).

#### Study/Bedroom 5

A flexible ground floor room currently used as a study but easily adaptable as a fifth bedroom. Features neutral





décor and garden views.

#### Downstairs Cloakroom

A stylish two-piece suite, ideal for guests.

#### First Floor

##### Principal Bedroom

A beautifully appointed master bedroom with a Juliet balcony offering picturesque views of nearby woodlands. Access to a private en-suite with corner shower, vanity unit with wash basin, and low-level WC.

##### Bedroom Two

A generous double bedroom with modern neutral décor and access to an en-suite bathroom featuring a curved bath with shower over, wash basin, and WC.

##### Bedrooms Three & Four

Two further double bedrooms situated at the front of the property. One benefits from fitted wardrobes, and both enjoy high-quality carpets, neutral tones, and woodland views.

##### Family Bathroom

A spacious and well-appointed bathroom with a freestanding bath, dual-head shower, vanity unit with wash basin, and WC.

#### External Features

The property is approached via a driveway that provides ample parking and leads to the stable block, store room, and integral double garage. The home also boasts lawns and patio areas perfect for outdoor entertaining, alongside a paddock, making it ideal for those seeking a rural lifestyle.

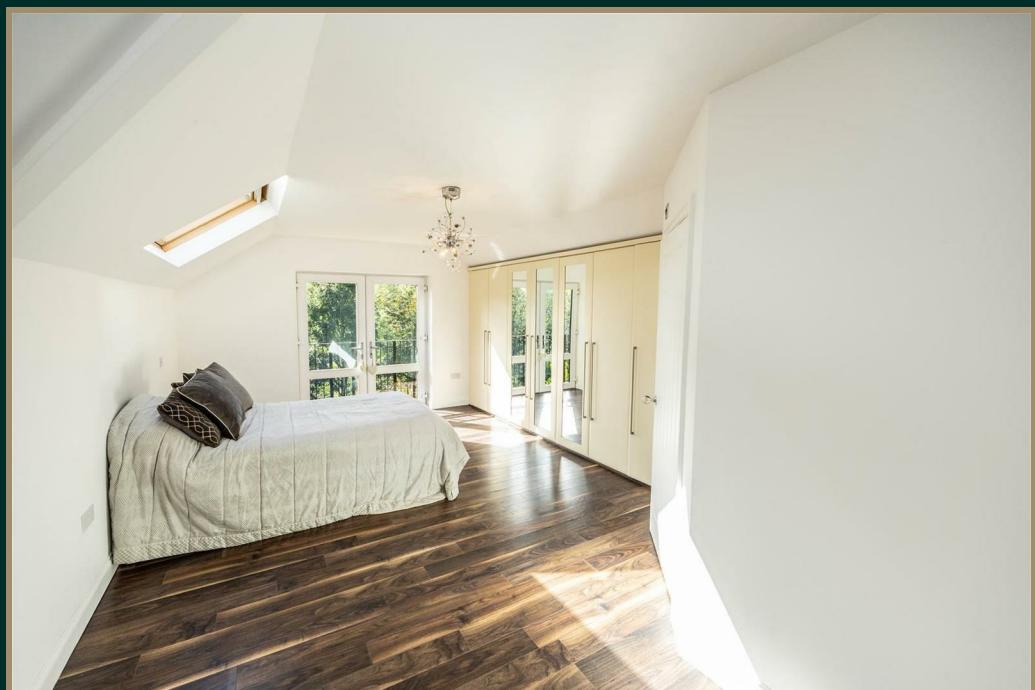
#### Development Potential

Planning permission was previously granted for a

four-bedroom detached property on the side garden. This offers a rare opportunity for redevelopment or extended family living .

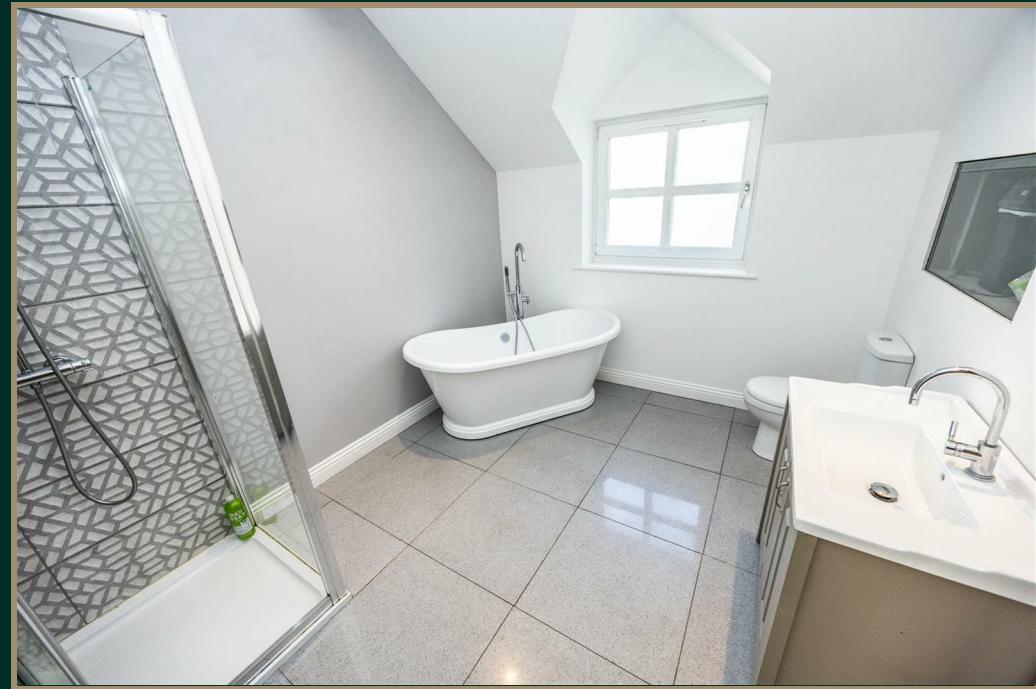






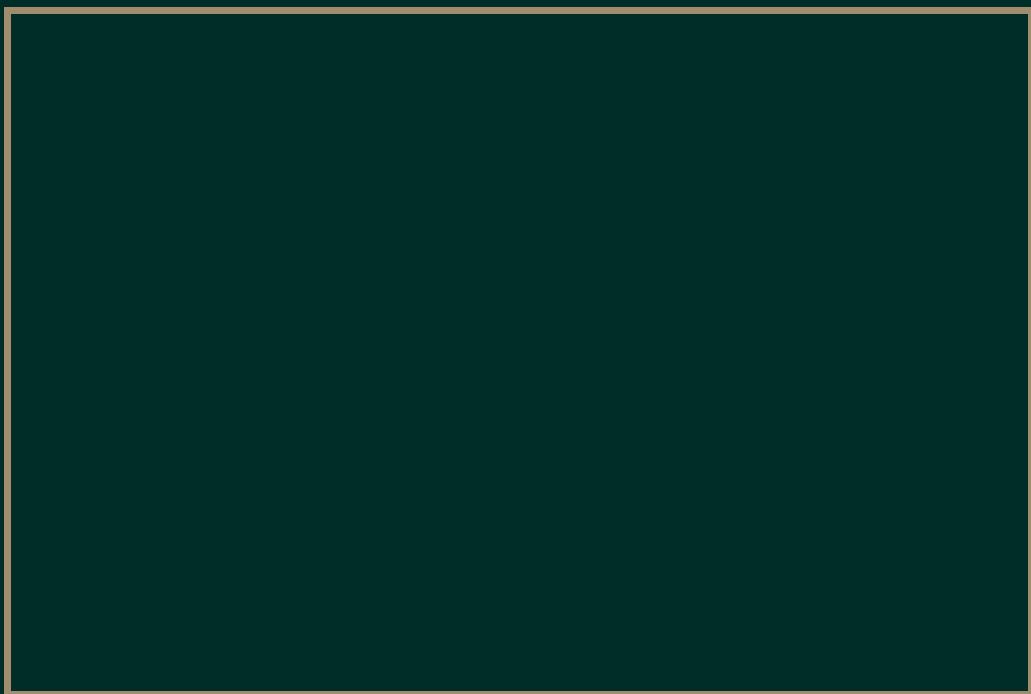


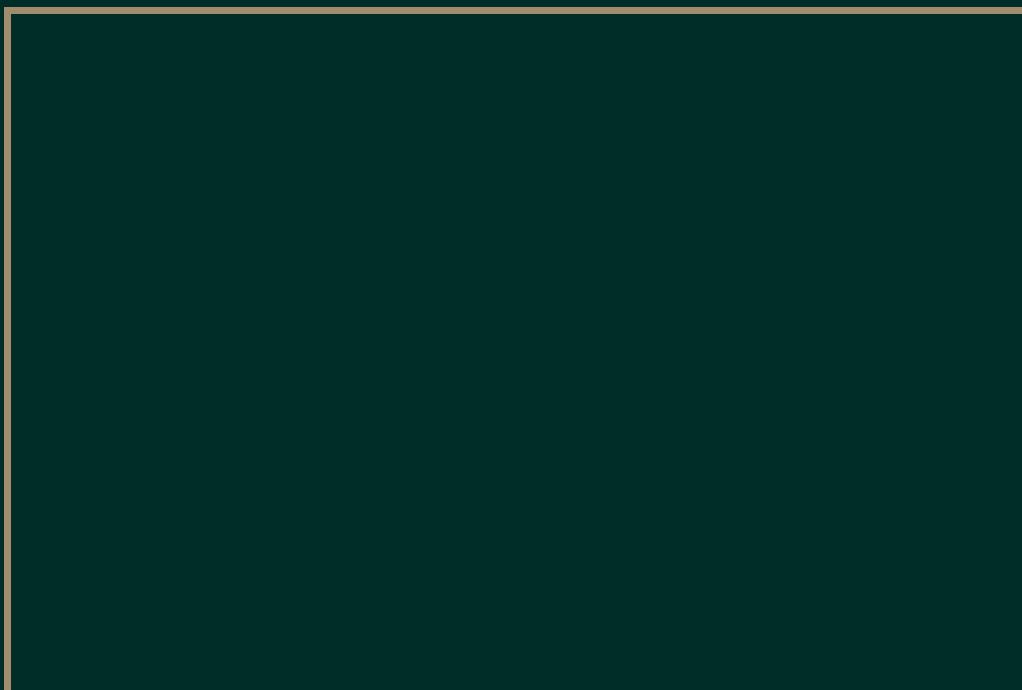
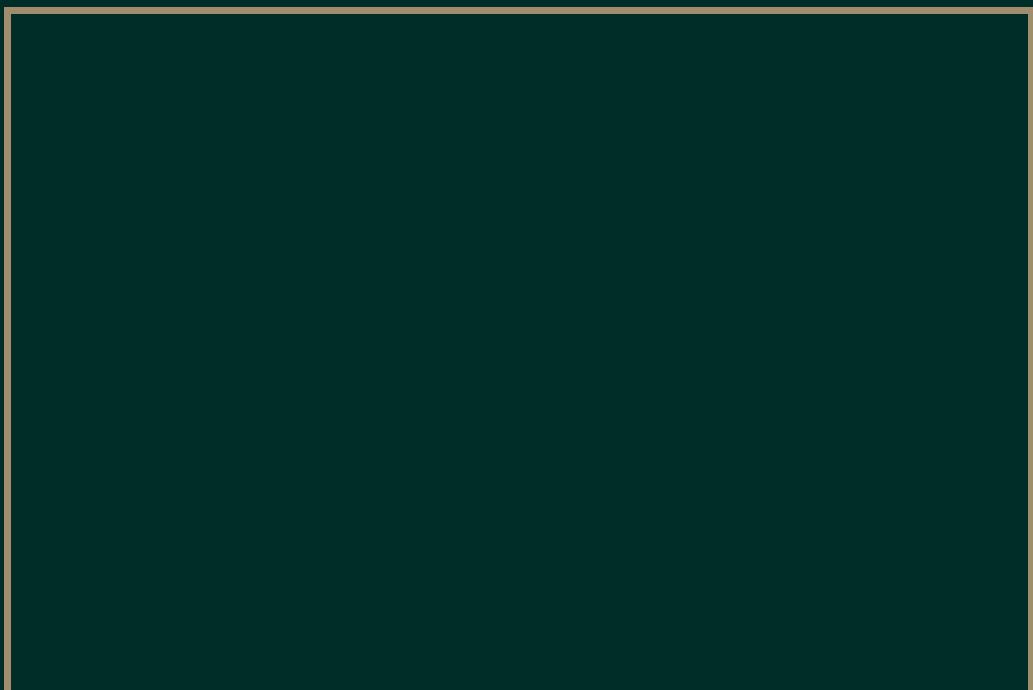
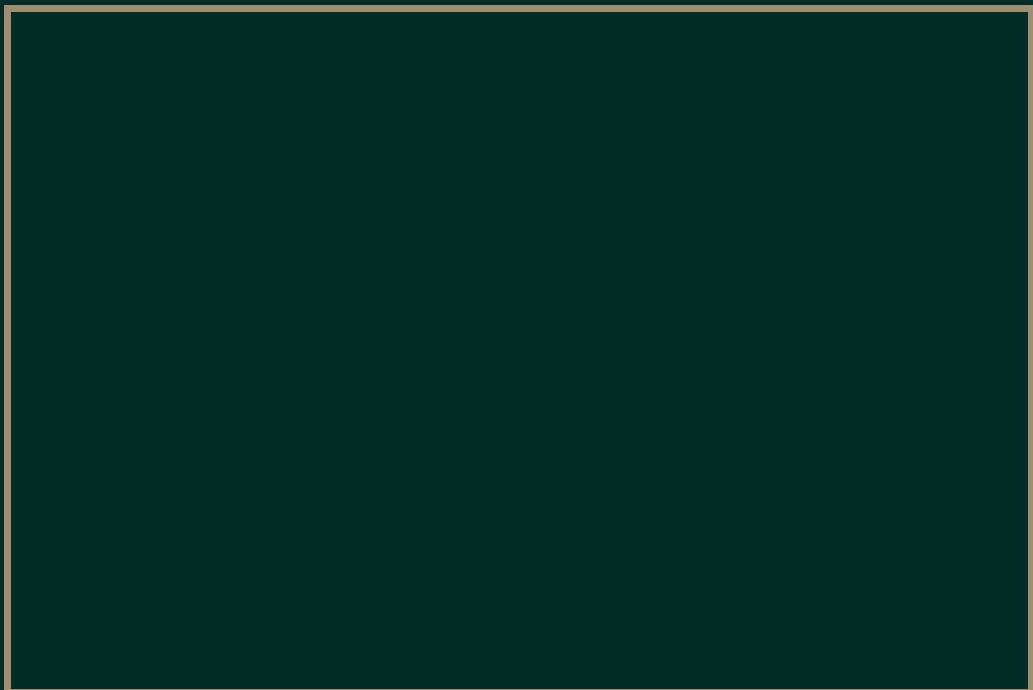


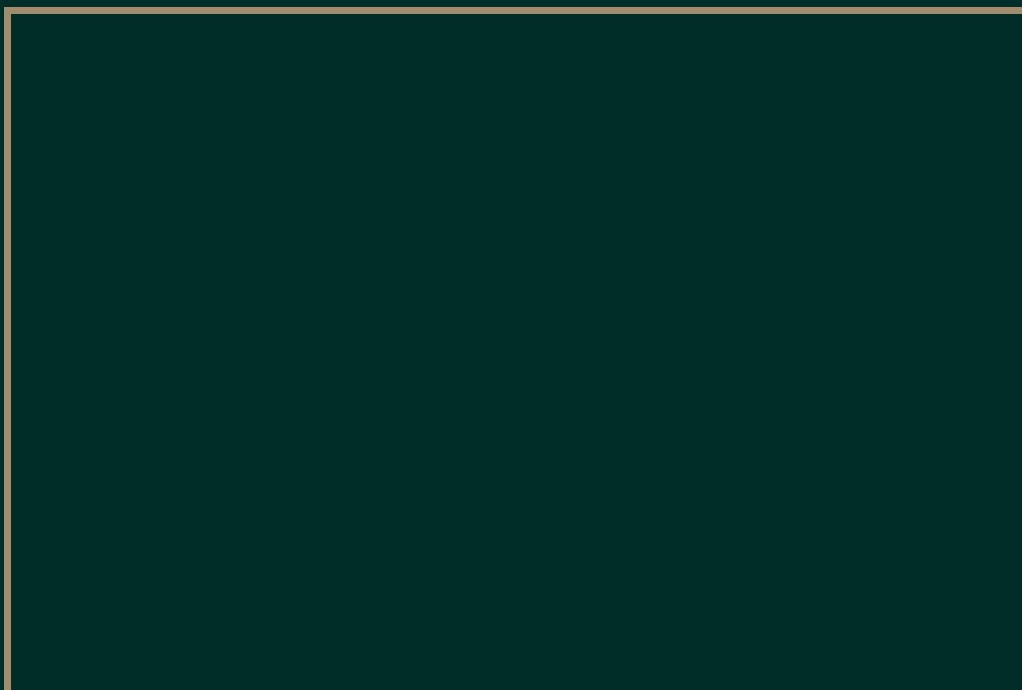
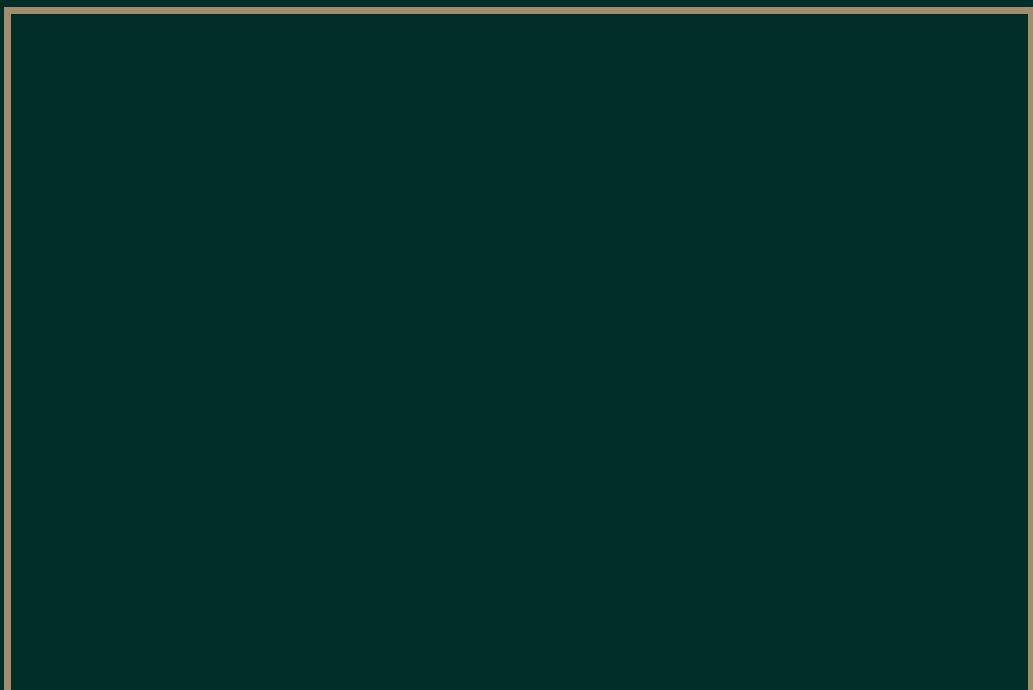
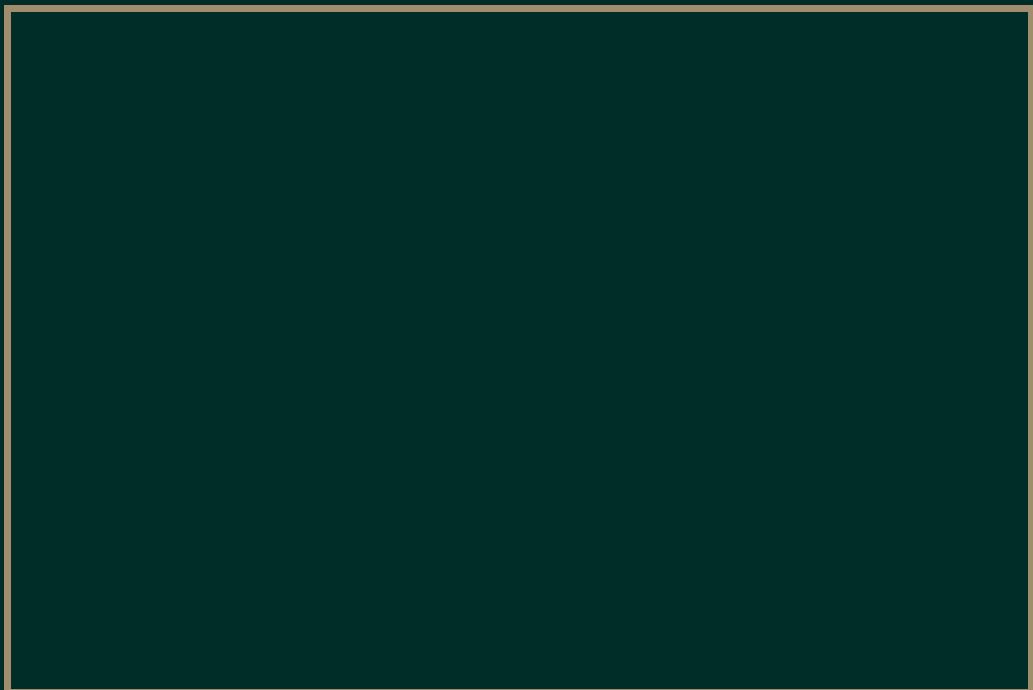




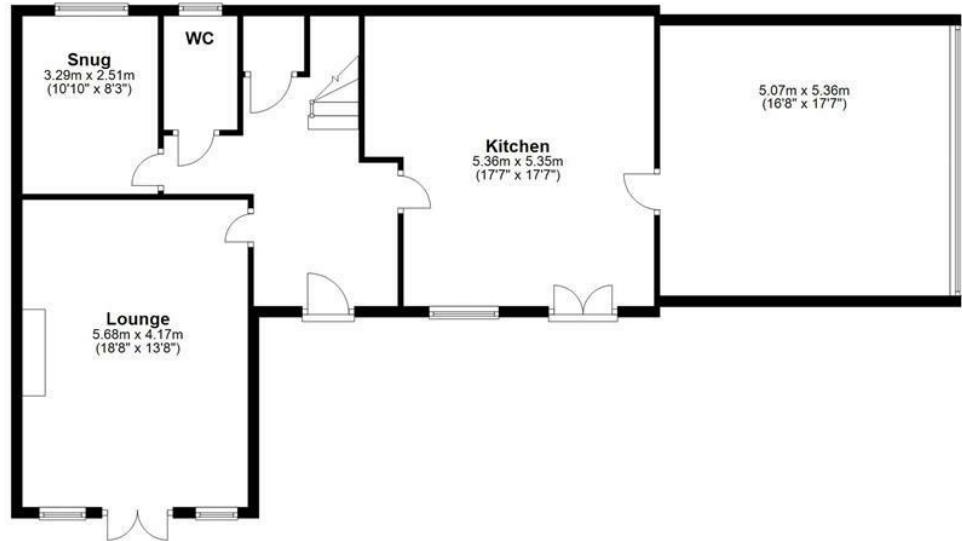




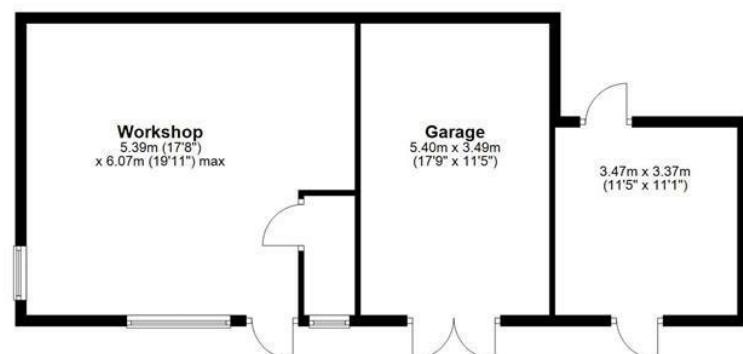
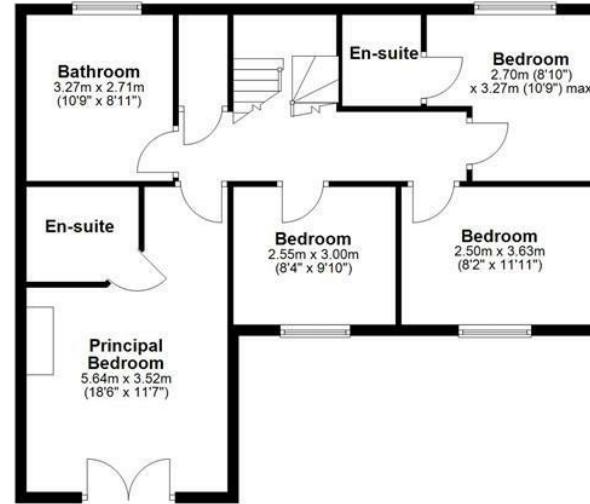




**Ground Floor**  
Approx. 105.7 sq. metres (1137.6 sq. feet)



**First Floor**  
Approx. 134.9 sq. metres (1452.6 sq. feet)



Total area: approx. 240.6 sq. metres (2590.2 sq. feet)



To view Land at Shroggs Stables, Halifax  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)