



Yew Tree Farm  
FARNLEY TYAS

# DISTINCTIVE

COUNTRY LIVING

AN EXCLUSIVE DEVELOPMENT OF 9 INDIVIDUALLY DESIGNED HOMES  
AND 8 BEAUTIFULLY REFURBISHED COTTAGES







YEW TREE FARM  
FARNLEY ESTATES

# COUNTRY LIFE AT ITS BEST

“Farnley Tyas has historically proven to be the location for Huddersfield’s most sought after homes”

*Yew Tree Farm offers a different way of life. The surrounding fields, with ancient woodlands that date back to the reign of Henry VIII, offer a sense of seclusion that transports you back to a bygone age. The village itself dates back to the 11th century, and a true community spirit still thrives today.*

The area’s heritage is reflected in the use of traditional building materials. Stone slate roofing and Yorkshire stone walls ensure that Yew Tree Farm homes are in keeping with the character of the village.



Some images from previous schemes by Radcliffe Developments in Farnley Tyas







YEW TREE FARM  
FARNLEY ESTATES

# A GLORIOUS SETTING

*Hidden in the heart of Yorkshire's countryside, Farnley Tyas village has changed little over the past century. Surrounded by strikingly dramatic scenery, the village offers a rare combination of country living within easy reach of major towns and cities.*

It's a desirable lifestyle that can now be yours.

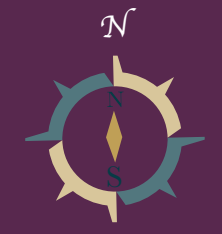
Yew Tree Farm is a select development of just nine country homes and eight cottages located on the fringe of the village, adjacent to St Lucius's Church.



Computer generated images and site map are intended for illustrative purposes and should be treated as general guidance only.



# SITE PLAN



1-4 2 Bedroom Terraces



5 3 Bedroom Semi-detached



6-8 2/3 Bedroom Terraces



9 4 Bedroom Detached



10 5 Bedroom Detached



11 4 Bedroom Detached



12 4 Bedroom Detached



13 3 Bedroom Detached



14 3 Bedroom Detached



15 3 Bedroom Detached



16 3 Bedroom Detached

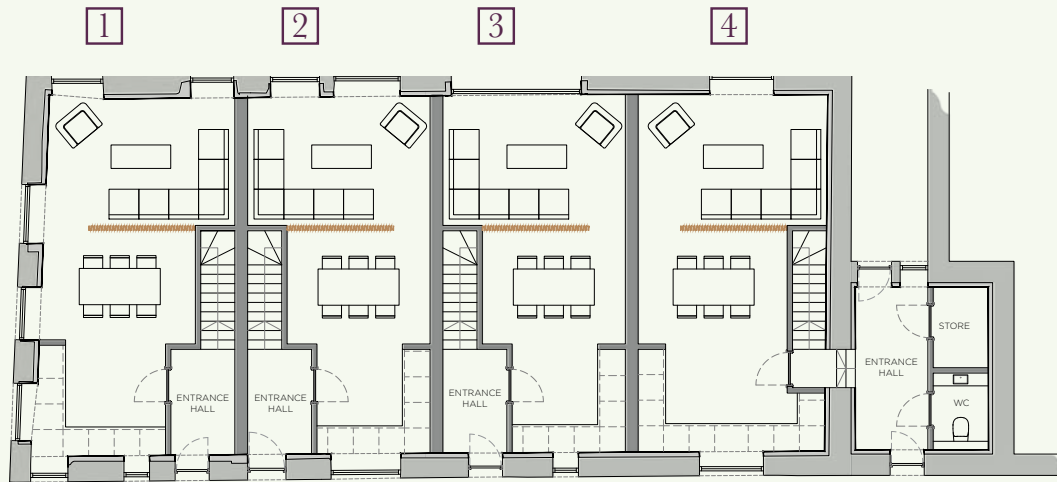


17 4 Bedroom Detached

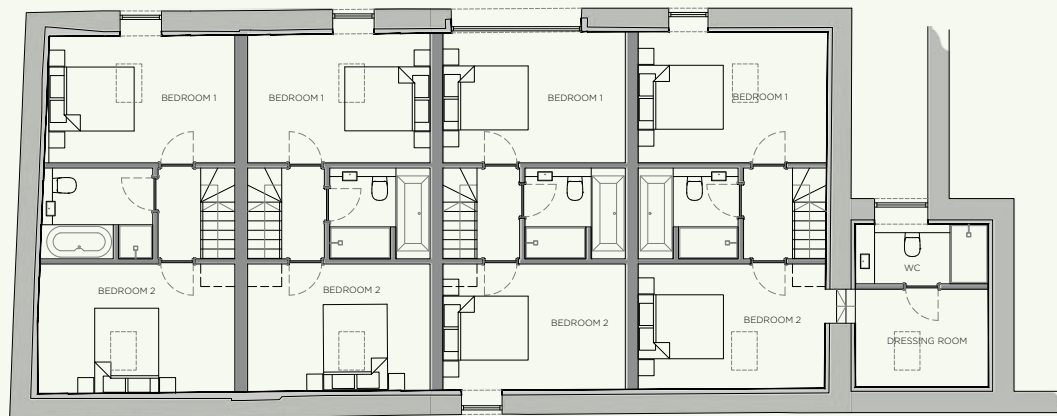
Computer generated images and site map are intended for illustrative purposes and should be treated as general guidance only.



# Nos.1 - 4 Yew Tree Farm

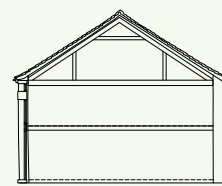
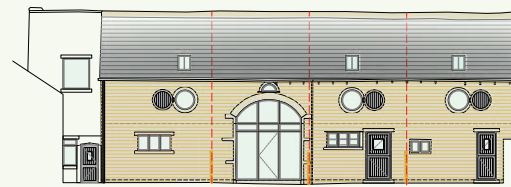


GROUND FLOOR	No.1	No.2	No.3	No.4
Entrance Hall	8'0" x 4'11"	8'0" x 4'11"	8'0" x 4'11"	8'0" x 4'11"
Dining/Kitchen/Living	27'6" x 14'5"*	27'6" x 14'1"*	27'6" x 13'11"*	27'6" x 14'7"*
Store				6'3" x 4'3"
WC				6'0" x 4'3"



FIRST FLOOR	No.1	No.2	No.3	No.4
Landing	3'4" x 7'0"	3'4" x 7'0"	3'4" x 7'0"	3'4" x 7'0"
Bedroom 1	9'9" x 14'6"	10'1" x 14'1"	10'1" x 14'1"	10'1" x 14'7"
Bedroom 2	10'0" x 15'2"	9'9" x 14'1"	9'9" x 14'1"	9'9" x 14'4"
Bathroom	7'0" x 8'8"	7'0" x 7'11"	7'0" x 7'11"	7'0" x 7'11"
Dressing Room				7'7" x 10'3"
En Suite				4'7" x 10'3"
<b>TOTAL SQ.FT.</b>	<b>820 sq ft</b>	<b>770 sq ft</b>	<b>770 sq ft</b>	<b>1063 sq ft</b>

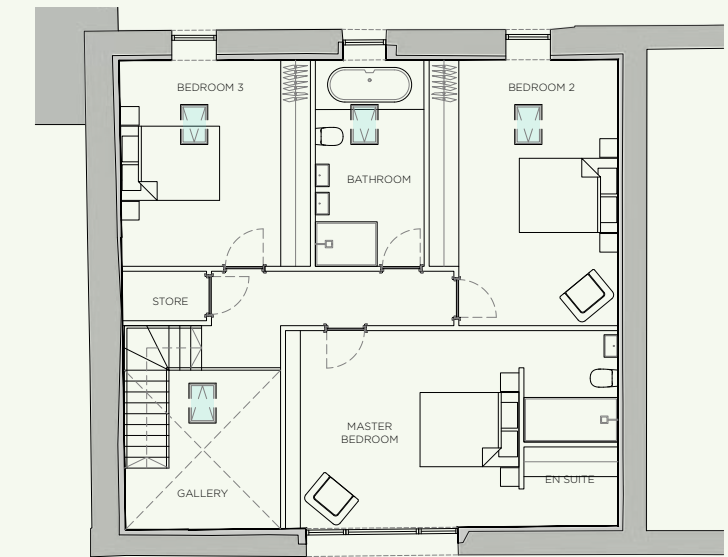
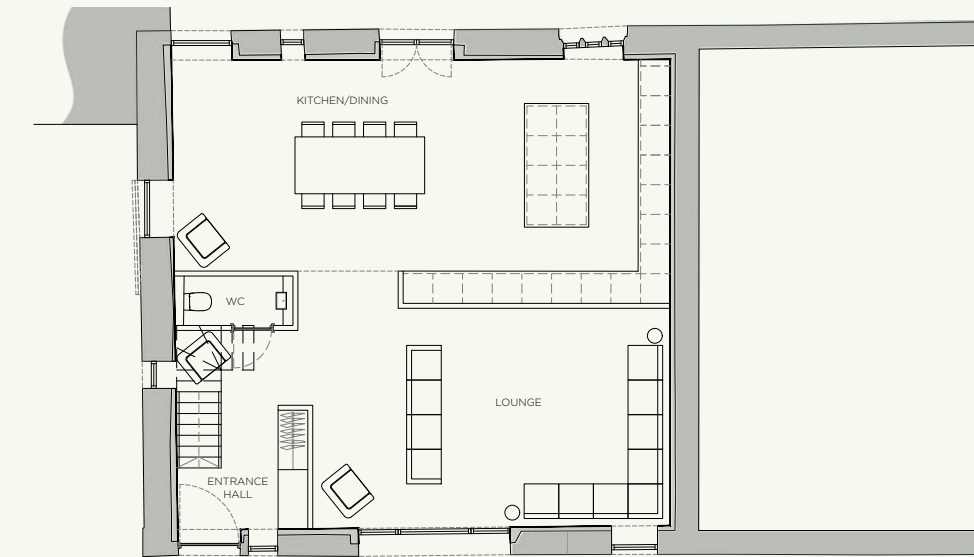
NB. All measurements are approximate  
\* Max







## No.5 Yew Tree Farm



### GROUND FLOOR

<i>Entrance Hall</i>	<i>13'2" x 8'10"</i>
<i>Dining/Kitchen</i>	<i>16'2" x 33'0"</i>
<i>Lounge</i>	<i>14' x 6" x 23'8"</i>
<i>Cloakroom/WC</i>	<i>3'4" x 7'11"</i>

NB. All measurements are approximate  
\* Max

### FIRST FLOOR

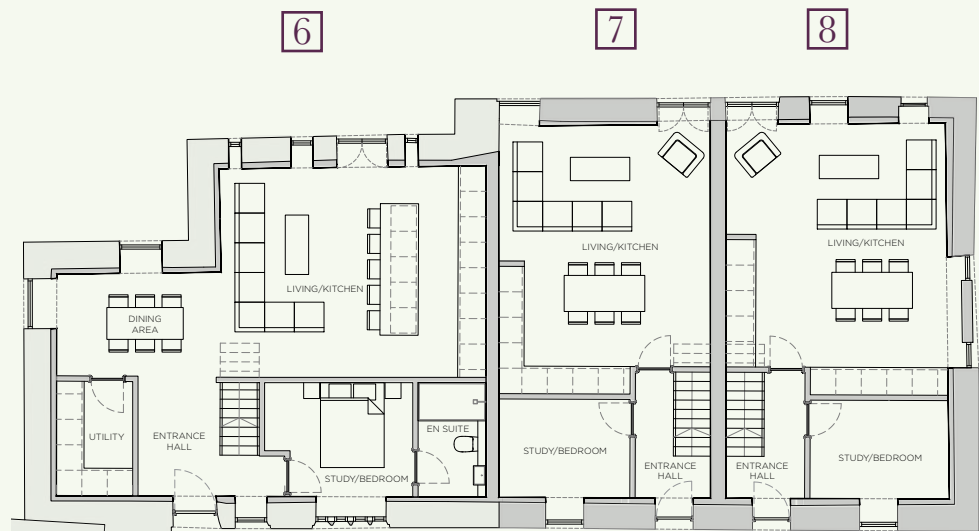
<i>Gallery</i>	<i>10'5" x 13'6"</i>
<i>Master Bedroom</i>	<i>13'1" x 15'6"</i>
<i>En suite</i>	<i>13'1" x 6'3"</i>
<i>Bedroom 2</i>	<i>17'0" x 12'6"*</i>
<i>Bedroom 3</i>	<i>13'8" x 12'9"</i>
<i>Bathroom</i>	<i>13'9" x 7'3"</i>
<i>Store</i>	<i>3'3" x 5'10"</i>

TOTAL SQ.FT. *2,040 sq.ft.*

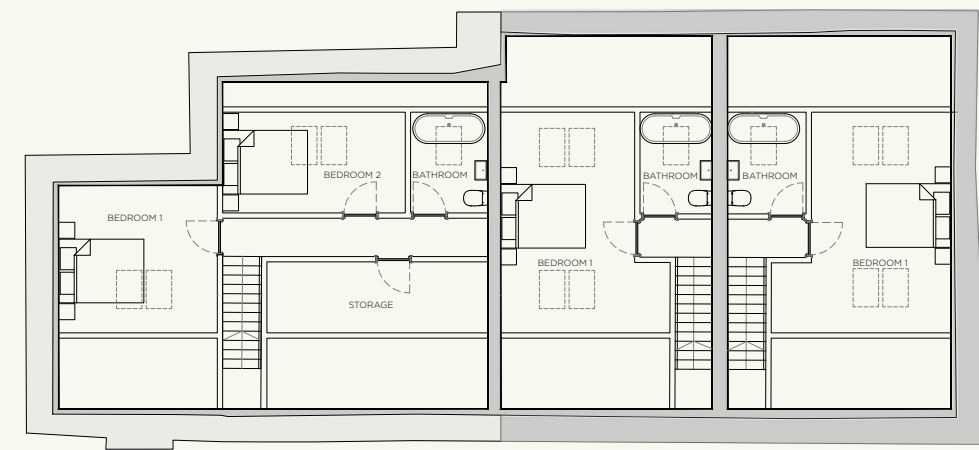




# Nos.6 - 8 Yew Tree Farm



GROUND FLOOR	No.6	No.7	No.8
Entrance Hall	8'10" x 11'4"	9'4" x 5'10"	9'4" x 6'1"
Living/Kitchen	16'3" x 20'7"*	20'9" x 16'4"	21'0" x 17'1"
Dining Area	7'11" x 11'6"		
Study/Bedroom	8'10" x 11'6"	7'7" x 10'2"	7'7" x 10'9"
En suite	8'10" x 5'3"		
Utility	8'10" x 5'11"		



FIRST FLOOR	No.6	No.7	No.8
Landing	13'9" x 3'4"	3'4" x 7'0"	3'4" x 7'0"
Bedroom 1	11'5" x 12'3"	17'1" x 13'1"*	17'1" x 11'4"*
Bedroom 2	7'9" x 14'1"		
Bathroom	7'9" x 6'0"	7'10" x 5'7"	7'10" x 6'1"
Storage (approx)	17'1" x 5'6"		
<b>TOTAL SQ.FT.</b>	<b>1,237 sq.ft</b>	<b>753 sq.ft</b>	<b>792 sq.ft</b>

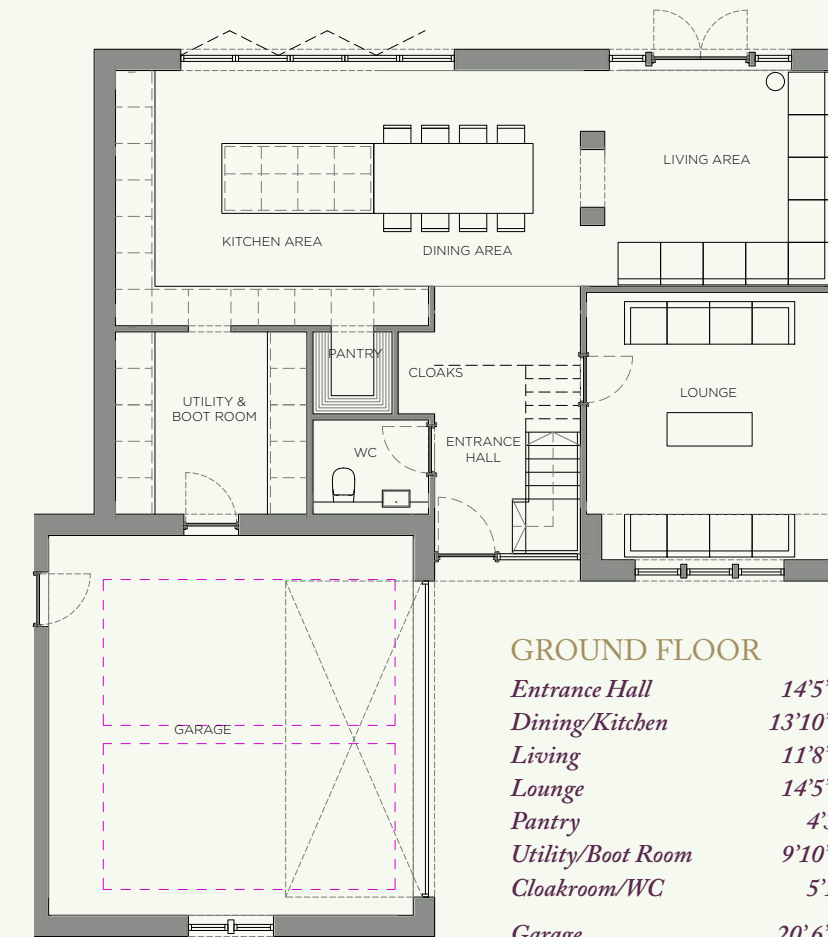
NB. All measurements are approximate  
\* Max







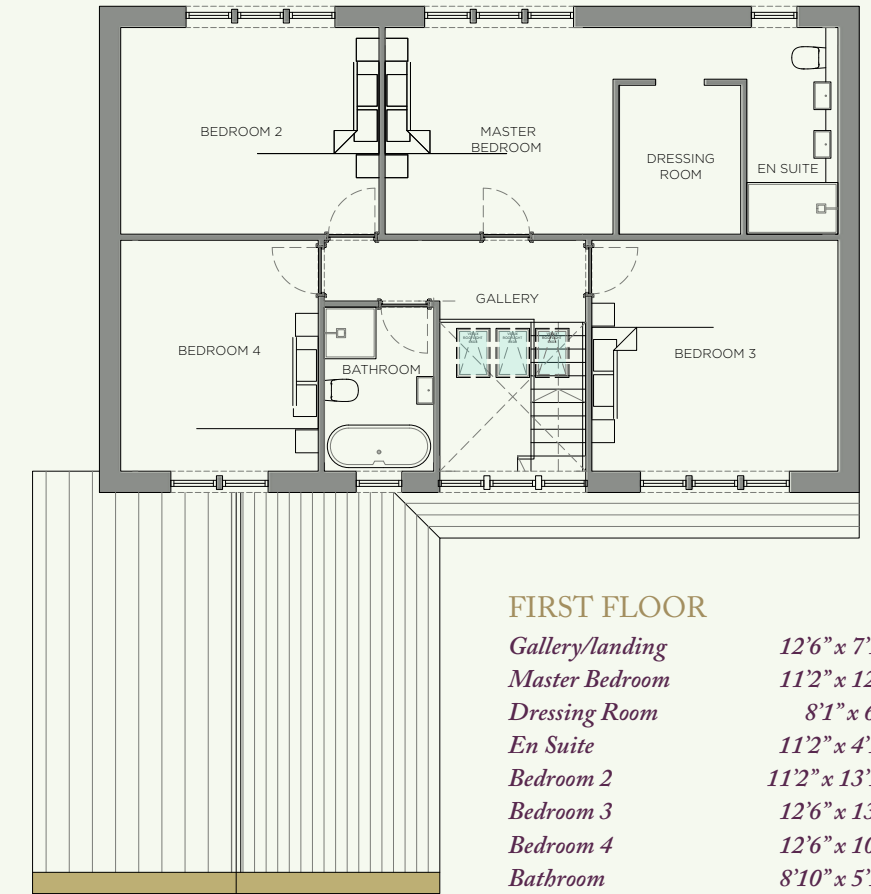
# No.9 Yew Tree Farm



**GROUND FLOOR**

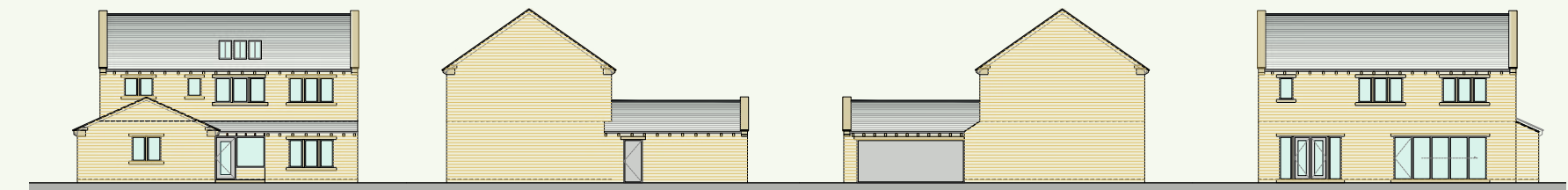
<i>Entrance Hall</i>	<i>14'5" x 9'10"*</i>
<i>Dining/Kitchen</i>	<i>13'10" x 25'1"</i>
<i>Living</i>	<i>11'8" x 13'8"</i>
<i>Lounge</i>	<i>14'5" x 13'4"</i>
<i>Pantry</i>	<i>4'3" x 4'5"</i>
<i>Utility/Boot Room</i>	<i>9'10" x 10'4"</i>
<i>Cloakroom/WC</i>	<i>5'1" x 6'3"</i>
<i>Garage</i>	<i>20'6" x 19'8"</i>

NB. All measurements are approximate  
\* Max



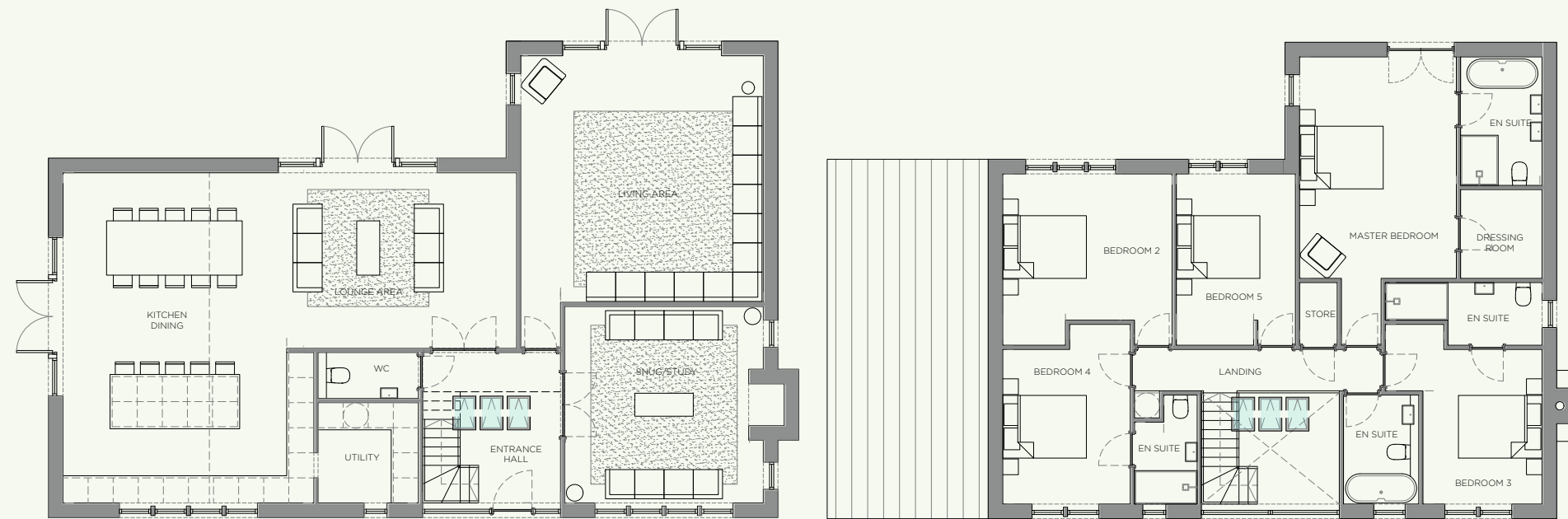
**FIRST FLOOR**

<i>Gallery/landing</i>	<i>12'6" x 7'10"</i>
<i>Master Bedroom</i>	<i>11'2" x 12'4"</i>
<i>Dressing Room</i>	<i>8'1" x 6'7"</i>
<i>En Suite</i>	<i>11'2" x 4'11"*</i>
<i>Bedroom 2</i>	<i>11'2" x 13'11"</i>
<i>Bedroom 3</i>	<i>12'6" x 13'3"</i>
<i>Bedroom 4</i>	<i>12'6" x 10'8"</i>
<i>Bathroom</i>	<i>8'10" x 5'11"</i>
<b>TOTAL SQ.FT.</b>	<b>2,325 sq.ft.</b>





# No.10 Yew Tree Farm



## GROUND FLOOR

<i>Entrance Hall</i>	<i>11'10" x 10'10"</i>
<i>Kitchen/Dining</i>	<i>25'11" x 19'8"</i>
<i>Lounge Area</i>	<i>13'9" x 18'1"</i>
<i>Living Area</i>	<i>19'4" x 19'0"*</i>
<i>Study/Snug</i>	<i>15'3" x 14'5"</i>
<i>Utility</i>	<i>7'10" x 7'10"</i>
<i>Cloakroom/WC</i>	<i>3'7" x 7'10"</i>
<i>Garage</i>	<i>21'0" x 20'0"</i>
<i>Loggia</i>	<i>113sq.ft.</i>

NB. All measurements are approximate  
\* Max

## FIRST FLOOR

<i>Landing</i>	<i>13'5" x 5'0"</i>
<i>Master Bedroom</i>	<i>17'5" x 12'4"*</i>
<i>En Suite</i>	<i>10'1" x 6'5"</i>
<i>Dressing Room</i>	<i>7'0" x 6'5"</i>
<i>Bedroom 2</i>	<i>13'6" x 13'4"*</i>
<i>Bedroom 3</i>	<i>14'1" x 12'4"*</i>
<i>En suite</i>	<i>12'4" x 4'11"*</i>
<i>Bedroom 4</i>	<i>14'1" x 10'0"*</i>
<i>En Suite</i>	<i>8'7" x 4'11"</i>
<i>Bedroom 5</i>	<i>13'5" x 9'4"</i>
<i>Bathroom</i>	<i>8'6" x 5'11"</i>

TOTAL SQ.FT. *2,863 sq.ft.*







# No.11 Yew Tree Farm



## GROUND FLOOR

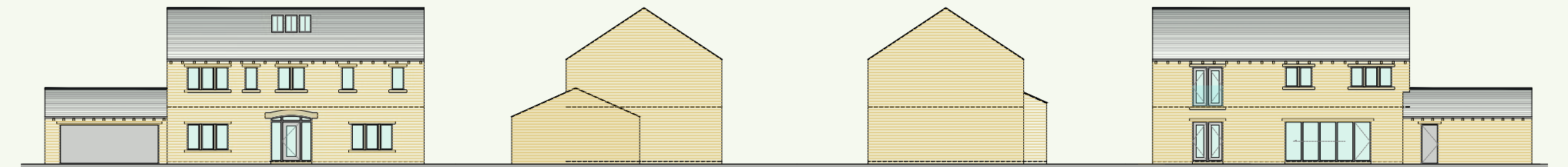
<i>Entrance Hall</i>	<i>12'10" x 8'10"</i>
<i>Kitchen/Dining</i>	<i>17'8" x 24'7"</i>
<i>Living Area</i>	<i>11'8" x 17'3"</i>
<i>Lounge</i>	<i>12'6" x 16'11"</i>
<i>Study</i>	<i>10'4" x 11'2"</i>
<i>Cloakroom</i>	<i>5'5" x 3'11"</i>
<i>WC</i>	<i>4'7" x 3'11"</i>
<i>Garage</i>	<i>19'8" x 19'10"</i>

NB. All measurements are approximate  
\* Max

## FIRST FLOOR

<i>Gallery</i>	<i>8'10" x 13'5"</i>
<i>Master Bedroom</i>	<i>13'0" x 16'11"</i>
<i>Dressing Room</i>	<i>11'2" x 8'8"</i>
<i>En Suite</i>	<i>11'2" x 7'11"</i>
<i>Bedroom 2</i>	<i>12'4" x 10'10"</i>
<i>En Suite</i>	<i>6'11" x 4'3"</i>
<i>Bedroom 3</i>	<i>11'10" x 12'10"*</i>
<i>Bedroom 4</i>	<i>8'8" x 11'6"</i>
<i>Bathroom</i>	<i>6'3" x 8'10"</i>
<i>Storage</i>	<i>2'0" x 4'2"</i>

**TOTAL SQ.FT.** *2,539 sq.ft.*





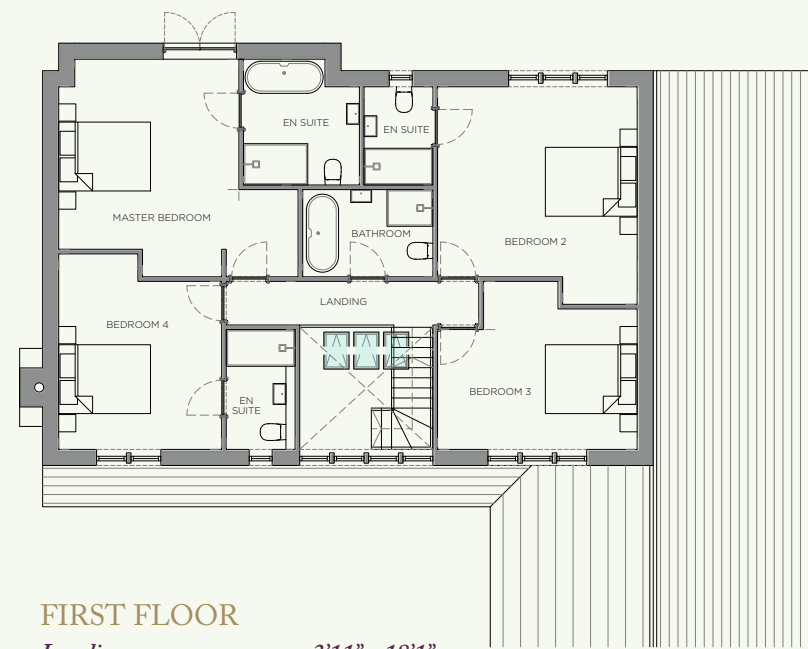
# No.12 Yew Tree Farm



## GROUND FLOOR

<i>Entrance Hall</i>	<i>12'4" x 9'6"</i>
<i>Kitchen/ Dining</i>	<i>25'11" x 17'9"*</i>
<i>Lounge Area</i>	<i>20'0" x 13'11"</i>
<i>Living Area</i>	<i>15'9" x 19'0"</i>
<i>Snug/Formal Dining</i>	<i>14'9" x 16'11"</i>
<i>Utility</i>	<i>7'10" x 7'10"</i>
<i>Cloakroom/WC</i>	<i>3'7" x 7'10"</i>
<i>Garage</i>	<i>20'2" x 21'0"</i>

NB. All measurements are approximate  
\* Max



## FIRST FLOOR

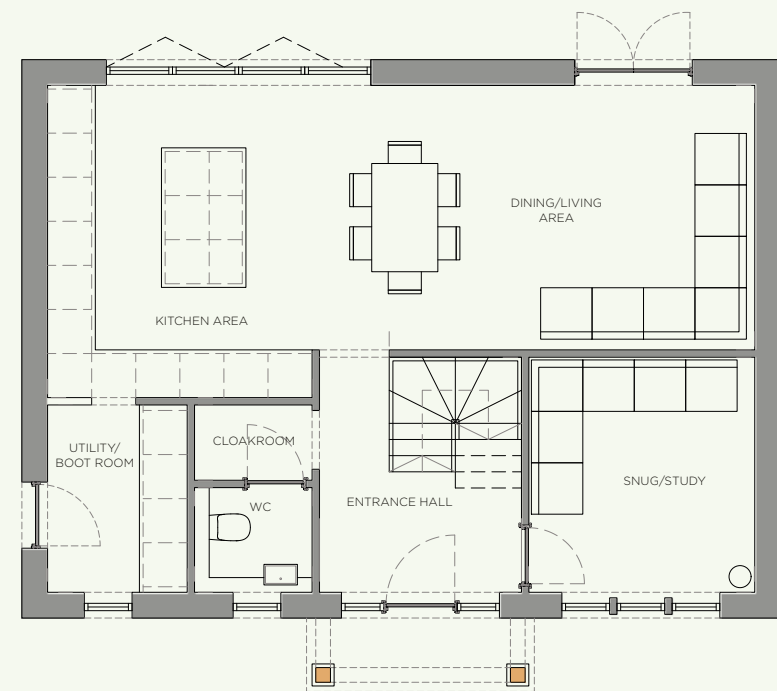
<i>Landing</i>	<i>3'11" x 18'1"</i>
<i>Master Bedroom</i>	<i>15'7" x 16'0"*</i>
<i>En Suite</i>	<i>9'0" x 8'3"</i>
<i>Bedroom 2</i>	<i>15'7" x 14'3"*</i>
<i>En Suite</i>	<i>7'0" x 4'11"</i>
<i>Bedroom 3</i>	<i>14'0" x 11'8"*</i>
<i>En Suite</i>	<i>8'7" x 4'11"</i>
<i>Bedroom 4</i>	<i>12'0" x 14'3"*</i>
<i>Bathroom</i>	<i>10'3" x 9'4"</i>

**TOTAL SQ.FT.** *3,103 sq.ft.*





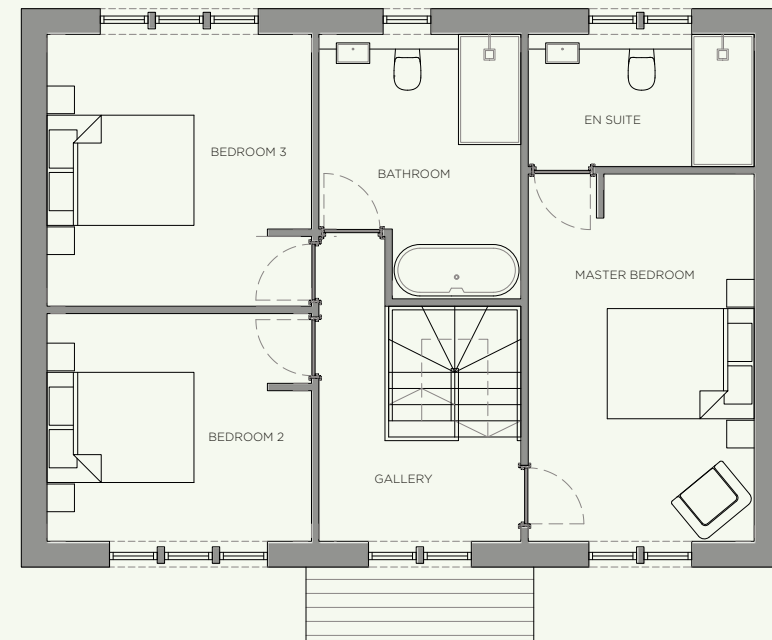
# No.13 Yew Tree Farm



## GROUND FLOOR

<i>Entrance Hall</i>	<i>10'6" x 9'0"</i>
<i>Kitchen Area</i>	<i>13'11" x 11'10"</i>
<i>Dining/Living Area</i>	<i>11'10" x 19'9"</i>
<i>Snug/Study</i>	<i>10'6" x 10'1"</i>
<i>Utility/Boot Room</i>	<i>8'5" x 6'3"</i>
<i>WC</i>	<i>4'8" x 5'3"</i>
<i>Cloakroom</i>	<i>3'4" x 5'3"</i>

NB. All measurements are approximate  
\* Max



## FIRST FLOOR

<i>Gallery</i>	<i>13'7" x 9'10"</i>
<i>Master Bedroom</i>	<i>16'5" x 10'1"</i>
<i>En Suite</i>	<i>5'11" x 10'1"</i>
<i>Bedroom 2</i>	<i>10'2" x 11'10"</i>
<i>Bedroom 3</i>	<i>12'2" x 11'10"</i>
<i>Bathroom</i>	<i>11'10" x 9'0"*</i>

TOTAL SQ.FT. *1,420 sq.ft.*





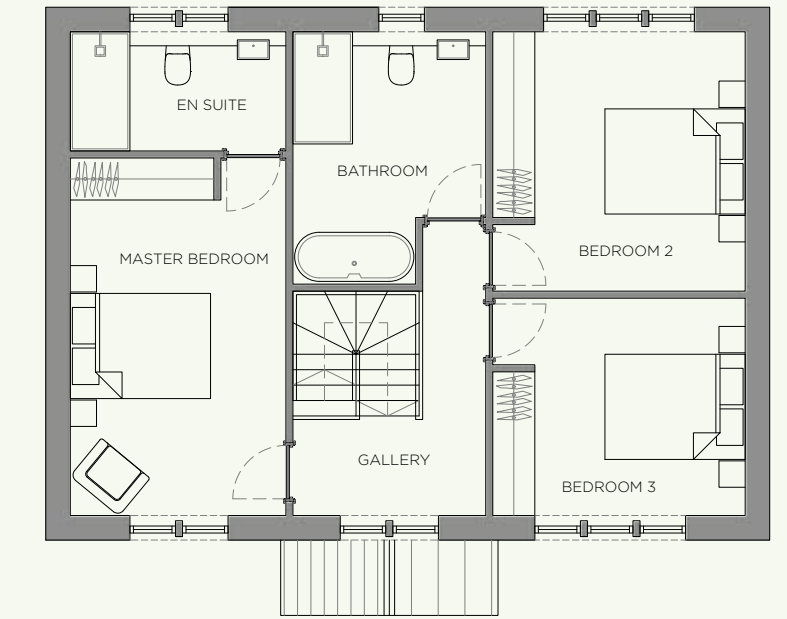


## No.14 Yew Tree Farm



### GROUND FLOOR

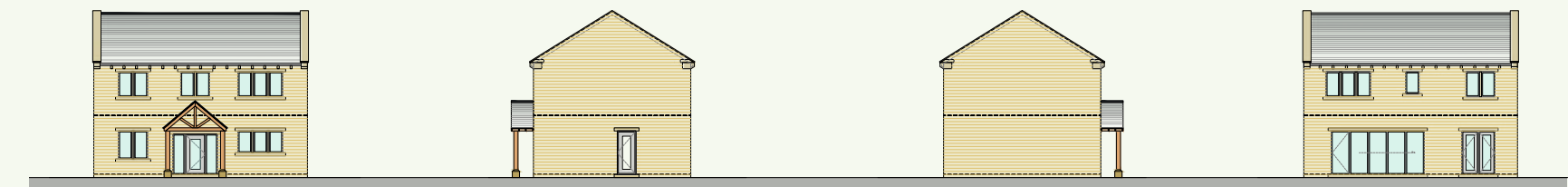
<i>Entrance Hall</i>	<i>10'6" x 11'10"</i>
<i>Kitchen/Dining</i>	<i>22'8" x 11'10"</i>
<i>Living Area</i>	<i>11'10" x 9'4"</i>
<i>Lounge</i>	<i>22'8" x 10'1"</i>
<i>Cloakroom/WC</i>	<i>5'0" x 2'10"</i>



### FIRST FLOOR

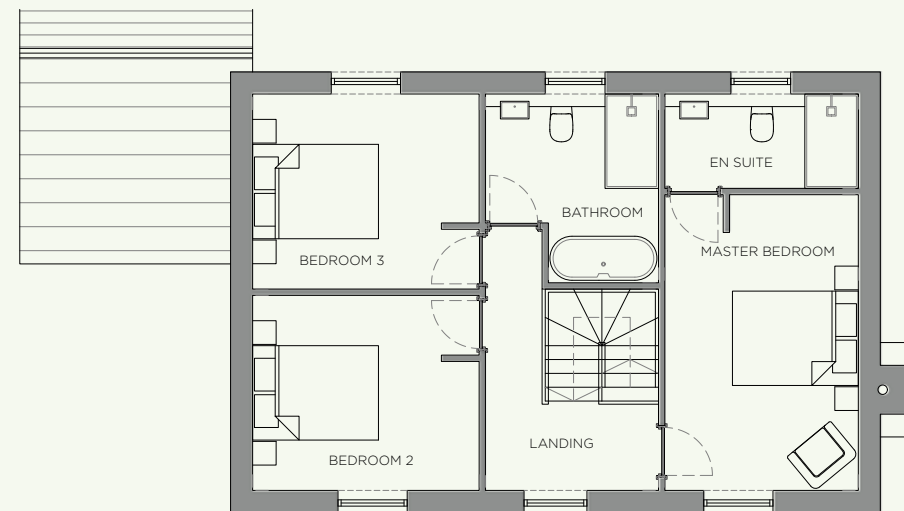
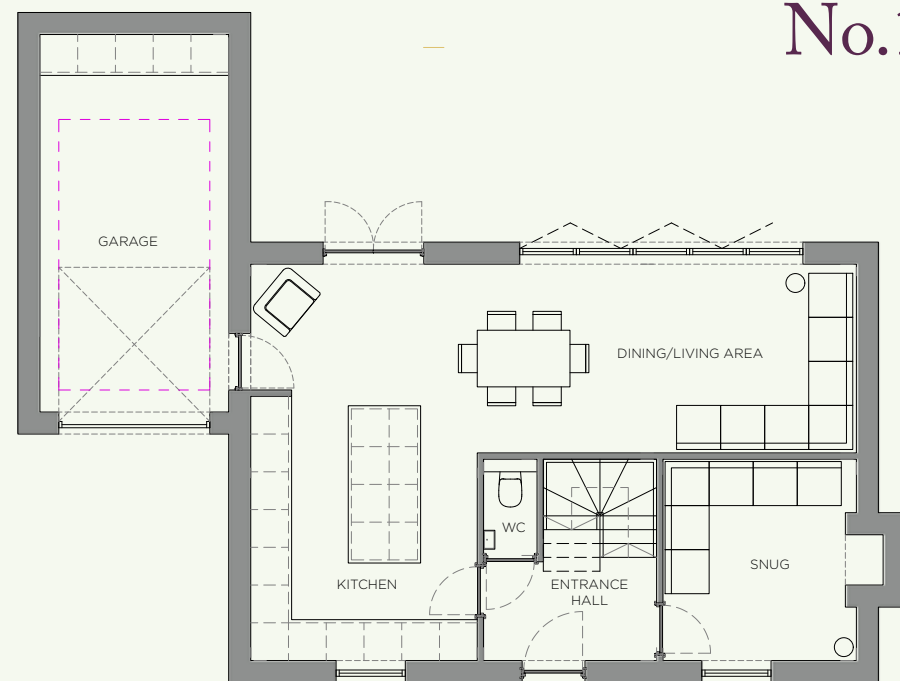
<i>Landing</i>	<i>10'6" x 9'10"</i>
<i>Master Bedroom</i>	<i>16'9" x 10'1"</i>
<i>En Suite</i>	<i>5'7" x 10'1"</i>
<i>Bedroom 2</i>	<i>10'2" x 11'10"</i>
<i>Bedroom 3</i>	<i>12'3" x 11'10"</i>
<i>Bathroom</i>	<i>11'10" x 9'10"*</i>

**TOTAL SQ.FT.** *1,420 sq.ft.*





# No.15 Yew Tree Farm



## GROUND FLOOR

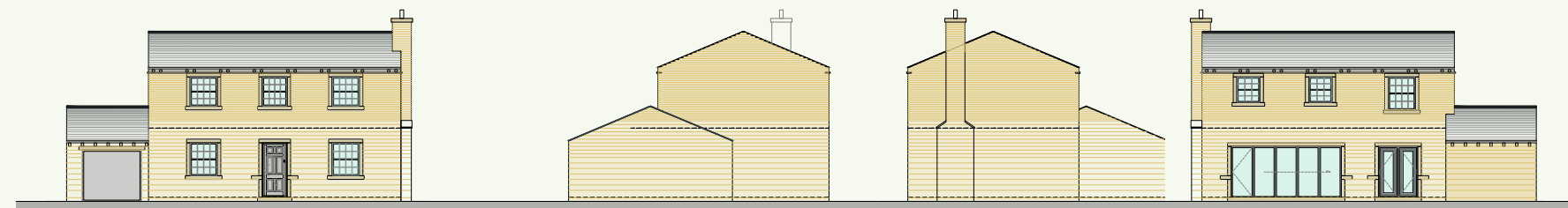
<i>Entrance Hall</i>	<i>10'6" x 9'0"</i>
<i>Kitchen</i>	<i>20'8" x 11'10"</i>
<i>Dining/Living Area</i>	<i>9'10" x 19'7"</i>
<i>Snug</i>	<i>10'6" x 10'1"</i>
<i>Cloakroom/WC</i>	<i>5'0" x 2'10"</i>
<i>Garage</i>	<i>19'8" x 9'10"</i>

## FIRST FLOOR

<i>Landing</i>	<i>11'10" x 9'0"</i>
<i>Master Bedroom</i>	<i>15'5" x 10'1"</i>
<i>En Suite</i>	<i>4'11" x 10'1"</i>
<i>Bedroom 2</i>	<i>10'2" x 11'10"</i>
<i>Bedroom 3</i>	<i>10'2" x 11'10"</i>
<i>Bathroom</i>	<i>9'10" x 9'0"*</i>

TOTAL SQ.FT. *1,506 sq.ft.*

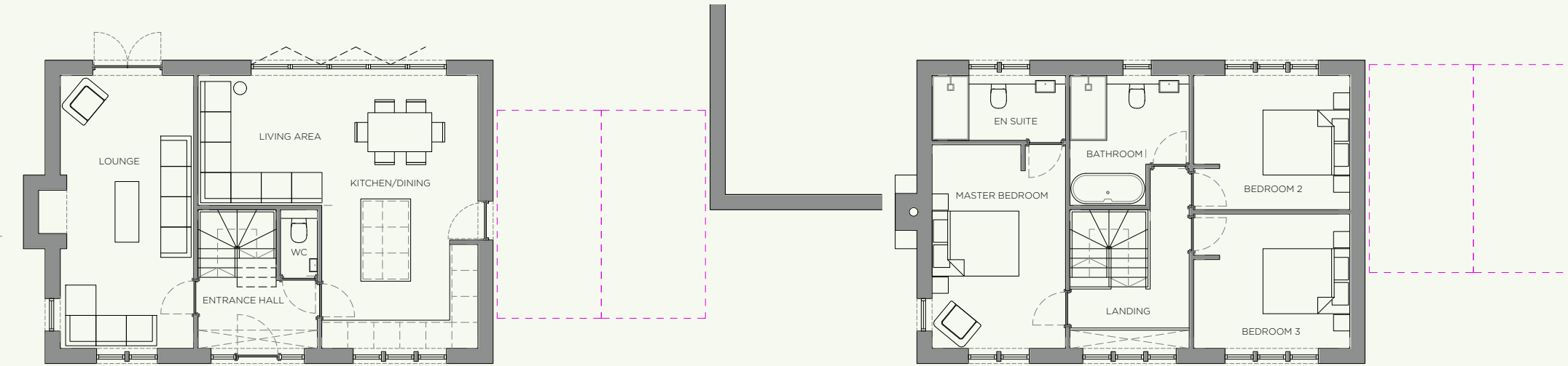
NB. All measurements are approximate  
\* Max







## No.16 Yew Tree Farm



### GROUND FLOOR

<i>Entrance Hall</i>	<i>10'6" x 9'0"</i>
<i>Kitchen/Dining</i>	<i>20'8" x 11'10"</i>
<i>Living Area</i>	<i>9'10" x 9'4"</i>
<i>Lounge</i>	<i>20'8" x 10'1"</i>
<i>Cloakroom/WC</i>	<i>5'0" x 2'10"</i>

NB. All measurements are approximate  
\* Max

### FIRST FLOOR

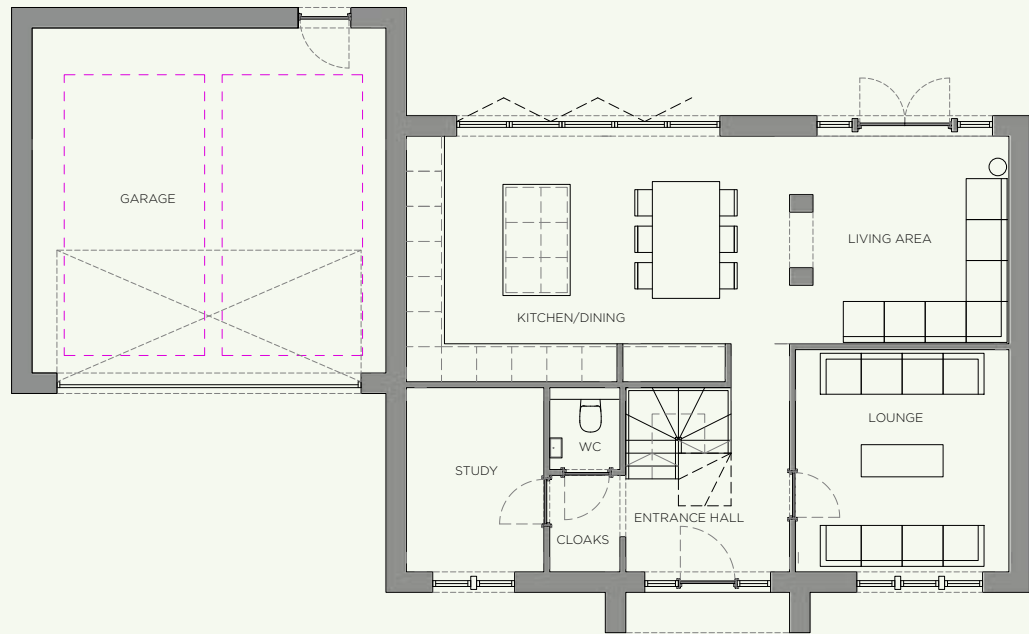
<i>Landing</i>	<i>13'10" x 9'0"</i>
<i>Master Bedroom</i>	<i>15'5" x 10'1"</i>
<i>En suite</i>	<i>4'11" x 10'1"</i>
<i>Bedroom 2</i>	<i>10'2" x 11'10"</i>
<i>Bedroom 3</i>	<i>10'2" x 11'10"</i>
<i>Bathroom</i>	<i>10'10" x 9'0"*</i>

**TOTAL SQ.FT.** *1,304 sq ft*





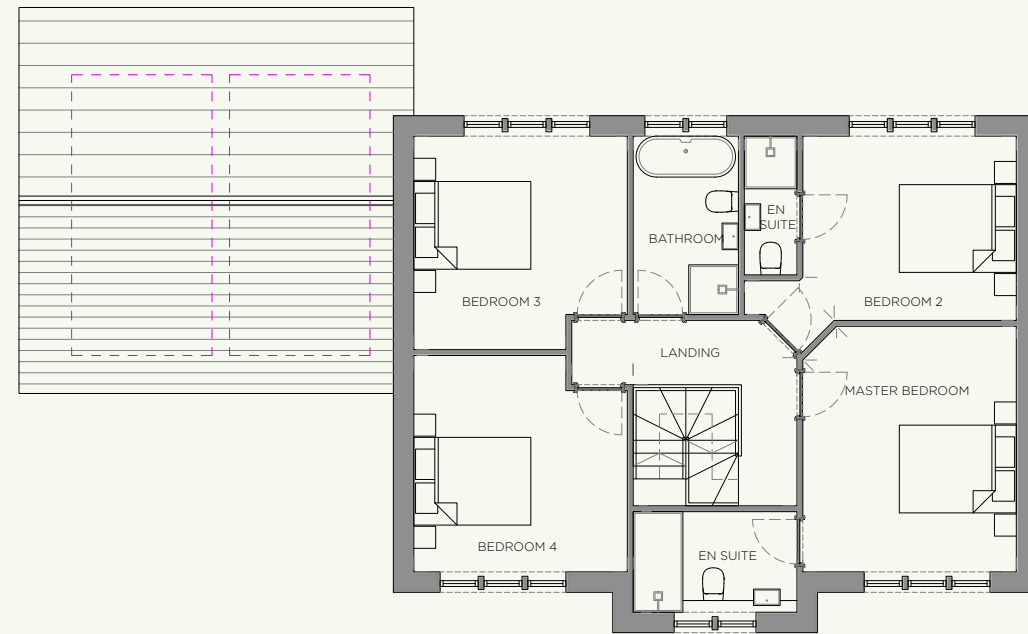
# No.17 Yew Tree Farm



## GROUND FLOOR

<i>Entrance Hall</i>	<i>10'4" x 9'2"</i>
<i>Kitchen/Dining</i>	<i>13'9" x 21'6"</i>
<i>Living Area</i>	<i>11'8" x 12'4"</i>
<i>Lounge/Snug</i>	<i>12'6" x 12'4"</i>
<i>Study</i>	<i>10'4" x 7'9"</i>
<i>Cloakroom</i>	<i>5'5" x 3'11"</i>
<i>WC</i>	<i>4'7" x 3'11"</i>
<i>Garage</i>	<i>19'10" x 19'4"</i>

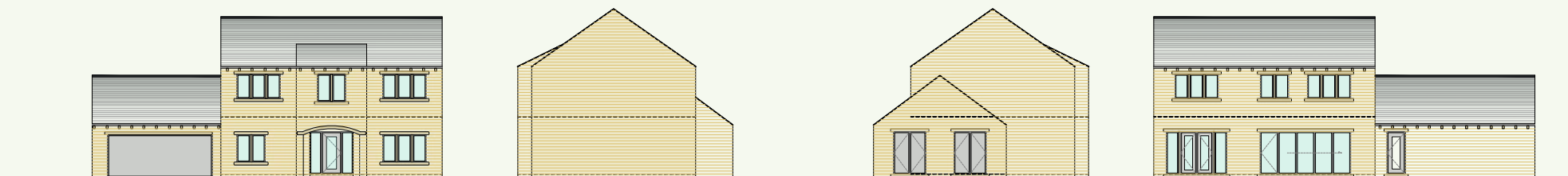
NB. All measurements are approximate  
\* Max



## FIRST FLOOR

<i>Landing</i>	<i>12'8" x 10'5"*</i>
<i>Master Bedroom</i>	<i>13'9" x 12'0"*</i>
<i>En Suite</i>	<i>5'8" x 9'2"</i>
<i>Bedroom 2</i>	<i>10'5" x 12'0"*</i>
<i>En Suite</i>	<i>7'3" x 3'0"</i>
<i>Bedroom 3</i>	<i>12'2" x 12'0"*</i>
<i>Bedroom 4</i>	<i>12'0" x 12'0"*</i>
<i>Bathroom</i>	<i>10'0" x 5'11"</i>

**TOTAL SQ.FT.** *2,055 sq.ft.*





# BUILT ON TRADITION



*At Yew Tree Farm we have designed each home without compromise using only the finest quality interior fixtures and fittings you would expect in homes of this echelon.*



## SPECIFICATION

### *External Envelope*

- Natural coursed stone external walls
- Softwood timber windows with double glazed units
- Natural stone features to openings
- Stone slates to roof with lead flashings at abutments

### *Kitchen*

- Individually designed fitted kitchen and utility room
- Ceramic tiled flooring and skirting upstand to kitchen area
- Low voltage chrome downlighters for ceiling lights
- Flat skimmed painted ceiling

### *Hallway*

- Flat skimmed painted ceiling.
- Staircase with hardwood handrail and spindles low voltage chrome downlighters for ceiling lights

### *Living Room*

- Feature fire surround and hearth with Class A flue for provision of wood burning stove where shown

### *Bathrooms*

- Individually designed bathroom furniture and fittings
- Flat skimmed painted ceilings
- Heated chrome towel rails
- Low voltage chrome down lighters to ceilings
- Ceramic tiled flooring and skirting upstand
- Ceramic half tiled walls, and fully tiled to shower cubicles

### *Heating & Hot Water*

- Heating will be provided via an A+ rated gas fired boiler or heat pump (to meet Building Regulations) feeding under floor heating to the ground floor
- Stelrad soft line radiators to first floor with individual thermostatic valves
- Electric under floor heating to bathrooms at first floor



### *Internal Doors & Woodwork*

- Oak vertically panelled doors
- Ironmongery to be contemporary chrome lever handles on back plates
- Painted large section skirting boards, architrave and plinth blocks

### *Externals*

- Turf to front and rear gardens with topsoil to borders 600mm wide
- Boundary to be constructed in natural stone or fencing to enhance the views in accordance with the planning consent
- Tarmac finished access road
- Paving blocks to driveway
- 600mm square flags to paths and patios
- External tap and power point
- Stainless steel outdoor wall lighting to front and rear

### *Electrical*

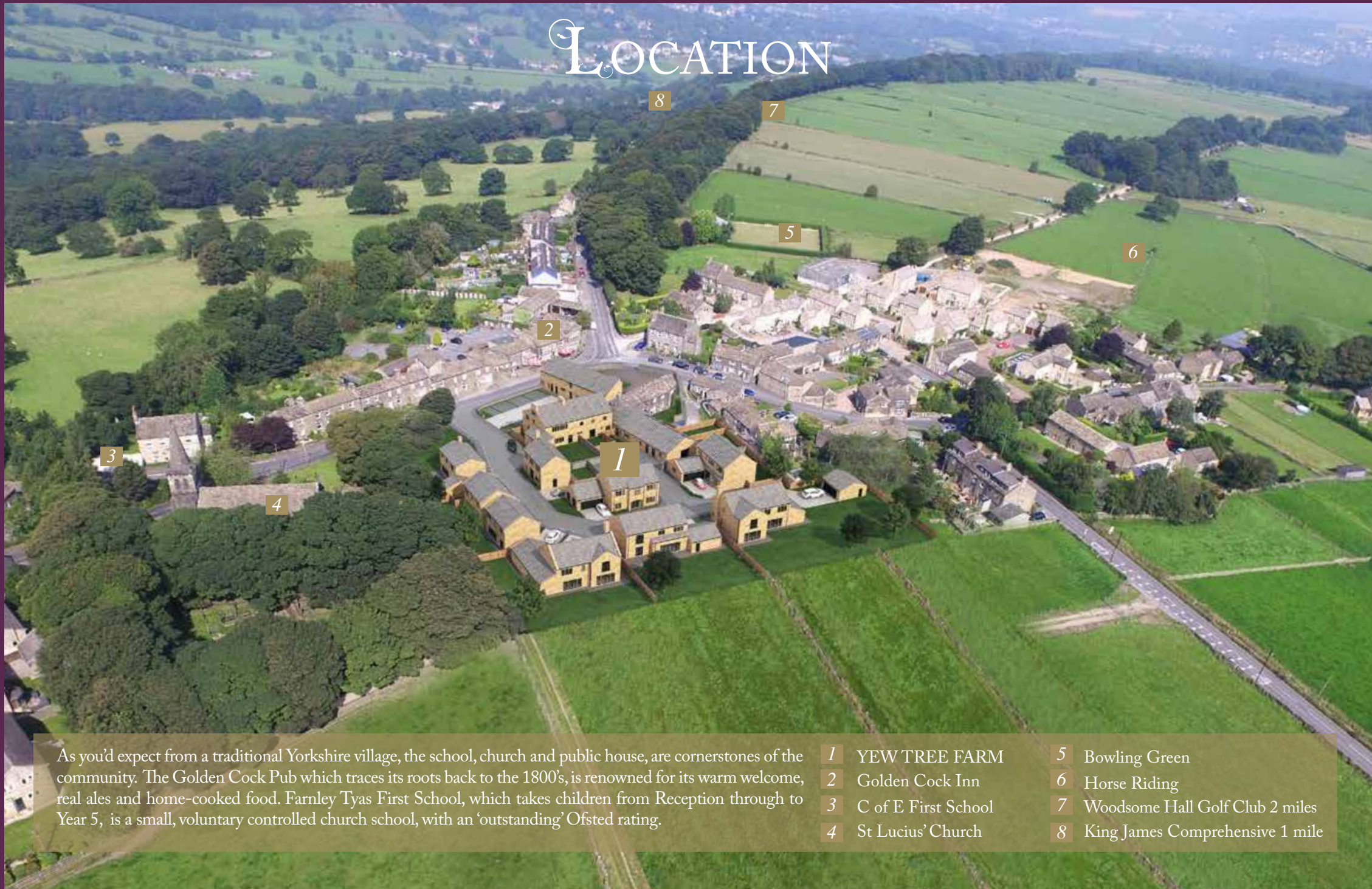
- Brushed chrome fittings to principle ground floor rooms
- Low voltage chrome downlighters for ceiling lights to kitchens, bathrooms and en-suites
- 13 amp double power outlet points.
- Double coaxial and Category 6 wiring to TV points
- Smoke detectors to comply with building regulations.
- Heat detectors to kitchen

### *Security*

- Manually operated vertically timber boarded garage door
- House alarm
- Window locks



# LOCATION



As you'd expect from a traditional Yorkshire village, the school, church and public house, are cornerstones of the community. The Golden Cock Pub which traces its roots back to the 1800's, is renowned for its warm welcome, real ales and home-cooked food. Farnley Tyas First School, which takes children from Reception through to Year 5, is a small, voluntary controlled church school, with an 'outstanding' Ofsted rating.

- |   |                     |   |                                 |
|---|---------------------|---|---------------------------------|
| 1 | YEW TREE FARM       | 5 | Bowling Green                   |
| 2 | Golden Cock Inn     | 6 | Horse Riding                    |
| 3 | C of E First School | 7 | Woodsome Hall Golf Club 2 miles |
| 4 | St Lucius' Church   | 8 | King James Comprehensive 1 mile |

*Life at Yew Tree Farm offers a wealth of opportunity.*

For those who love the outdoors, life at Yew Tree Farm offers a wealth of opportunity. Rural pursuits from clay pigeon shooting to off-road horse riding are all available on Farnley Estates' land, while neighbouring villages are home to established sports clubs.



*Yorkshire was voted the third most beautiful place in the world\*, and the dramatic scenery in and around Farnley Tyas adds gravitas to this claim.*  
\*Lonely Planet 2014

The village is situated a couple of miles from Huddersfield town centre, and a similar distance from Holmfirth, where Last of the Summer Wine was filmed. Yet, perhaps surprisingly, many of the North's major cities are within easy reach. Leeds, Sheffield and Manchester are all within an hour's drive-time of Farnley Tyas.

By rail, London is just two hours from the major Yorkshire stations, which can be accessed from neighbouring villages via the TransPennine Express railway.







**Yew Tree Farm**  
FARNLEY TYAS

**JRADCLIFFE**  
[www.jradcliffe.com](http://www.jradcliffe.com)

John Radcliffe & Sons was established in 1802 and is the oldest company in Huddersfield. For over 200 years they have developed many important properties in the area, including a number of the town's major heritage buildings. Their excellent reputation for the highest standard of workmanship, professionalism and accuracy lies at the very core of each project, and has contributed to the continuing success of this family business. John Radcliffe & Sons recently delivered Beech Farm and Park Farm, both highly successful developments in Farnley Tyas.

**ORANGE.**

Orange Design Studio are an award winning architectural practice specialising in bespoke residential design, contemporary extensions, bespoke homes & housing developments. Orange Design Studio believes in creating beautifully crafted buildings that deliver and exceed clients expectations.

**bramleys**

FOR FURTHER INFORMATION PLEASE CONTACT:

*Paul Keighley 01484 530361*

[www.yewtreefarm.info](http://www.yewtreefarm.info)

Important Notice: This brochure is designed to give a general idea of the type of home on the development and how it could be decorated and furnished: they are not however, to be taken as part of the specification or contract. Dimensions are as accurate as practicable, but they may vary depending on internal finishes. The latest materials are always used, therefore, certain modifications are always inevitable. Each prospective purchaser should, therefore, check the plans and specification of the home in which they are interested with the sales staff. The marketing name may not always be retained. Images used in this brochure show previous developments and are for illustrative purposes only. Specification may differ from imagery, please ask sales staff for details. Some of the images in this brochure may be computer generated. February 2024