



Ings Farm Ings Lane, Dewsbury, WF12 0PG  
Offers Over £500,000

bramleys



**\*\*CASH BUYERS ONLY\*\***

A unique opportunity has arisen to acquire a partially renovated four-bedroom detached barn conversion (App No: 2019/62/93757/E), which is set within approximately four acres of picturesque land with outbuildings, which offers further development prospects. This characterful property retains many original features, including exposed beams, vaulted ceilings, and rustic exposed stone and brickwork. Thoughtfully designed to incorporate contemporary elements, the property offers a perfect balance of character and energy efficiency.

The spacious interior is partially renovated, providing the discerning purchaser the opportunity to complete the home to their own specifications. With well proportioned living areas which enjoy ample natural light and showcasing the stunning period features, whilst also providing the comfort of modern upgrades such as uPVC sash windows, solar panels and electric underfloor heating. The barn sits on approximately four acres of land, offering endless possibilities for equestrian use, a smallholding, or simply enjoying the privacy and beauty of the surrounding landscape.

Three outbuildings are included with the property, presenting potential for conversion into additional accommodation, a home office, stables, or workshop space (subject to any necessary planning consents). The secluded setting ensures peace and tranquillity while still being within easy reach of local amenities.

This property is available to cash buyers only, making it an ideal opportunity for those looking to complete a bespoke renovation. Whether as a dream family home or an investment project, this barn conversion offers a rare combination of heritage, space, and modern efficiency.

For further details or to arrange a viewing, please contact us today.





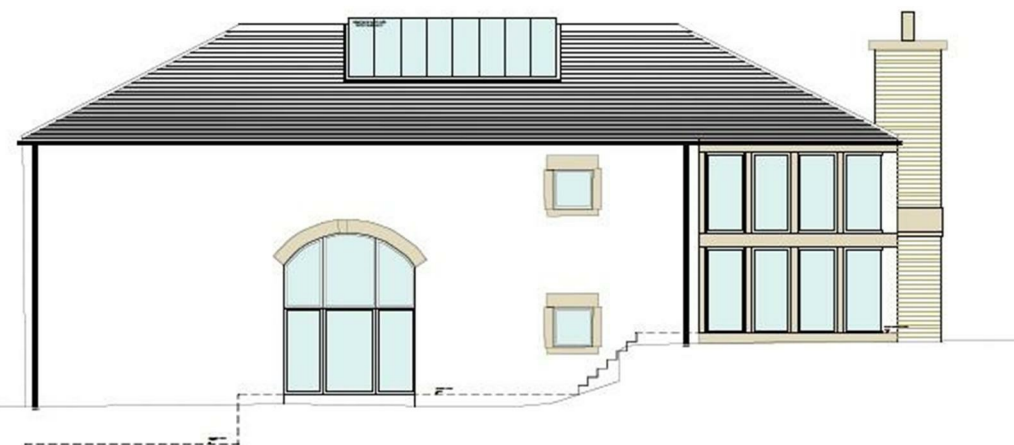
PROPOSED NORTHERN ELEVATION.  
1:100



POSED EASTERN ELEVATION.



PROPOSED SOUTHERN ELEVATION.  
1:100



PROPOSED WESTERN ELEVATION.  
1:100

### GROUND FLOOR:

To the ground floor there is an entrance and further rooms under development. There is an outbuilding at the other end which is currently in an uninhabitable condition, however subject to required works being carried out, could be incorporated within the living accommodation to provide additional space to the main property.

### FIRST FLOOR:

To the first floor there are an array of rooms which could provide 4 bedrooms, a dressing room and en suite to the master, 2 further en suites to guest bedrooms and a well proportioned family bathroom. Again the outbuilding to the end of the property could be incorporated to provide additional living accommodation, subject to required development works.

### OUTSIDE:

The property sits on a good sized plot which extends to approximately 2.686 acres. The external areas also require development, landscaping and ground works. However, once completed, the outside area could provide ample off road parking/garaging, a cobbled courtyard with turning area, formal gardens and south facing terraces/patios. The field to the side and rear, could provide additional external space, but could also be utilised for equestrian purposes.

### OUTBUILDINGS:

There are various outbuildings with the property which are currently used for storage or under development. Subject to any necessary planning consents these could be converted into additional accommodation for the main house, creation of an annexe or garaging.

### PLEASE NOTE:

The building is part way through a renovation and development project, which hasn't been finished. There are a number of rooms which require insulation, stonework, electrics and flooring. Therefore the photos used within the marketing information are for illustration purposes only, to illustrate the space and potential on offer.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Using the what3words app, please copy and paste the following:-  
<https://w3w.co/kilowatt.broken.dialects> or alternatively type in [///kilowatt.broken.dialects](https://www.kilowatt.broken.dialects)

### TENURE:

Freehold

### COUNCIL TAX BAND:

A - However subject to completion of a sale and the required works being finished on the property, prospective purchasers need to be aware that this is likely to be reassessed.

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

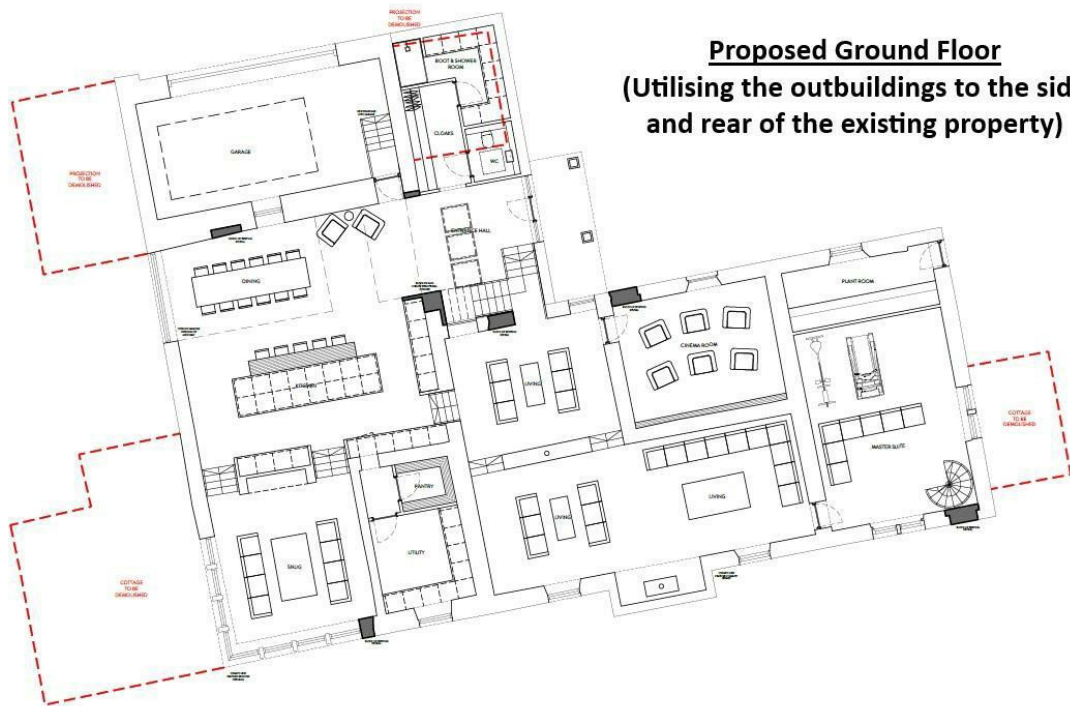
Please call our office to book a viewing on 01924 495334.

### PLANNING INFORMATION:

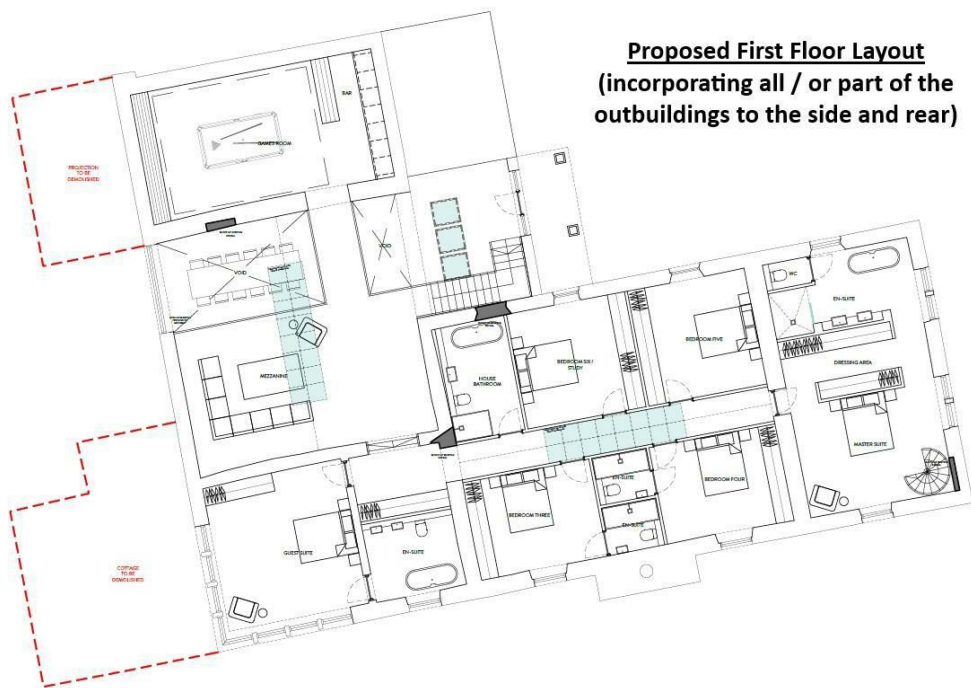
The planning application 2019/62/93757/E can be viewed here:-  
<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/93757>



**Proposed Ground Floor**  
(Utilising the outbuildings to the side and rear of the existing property)



**Proposed First Floor Layout**  
(incorporating all / or part of the outbuildings to the side and rear)



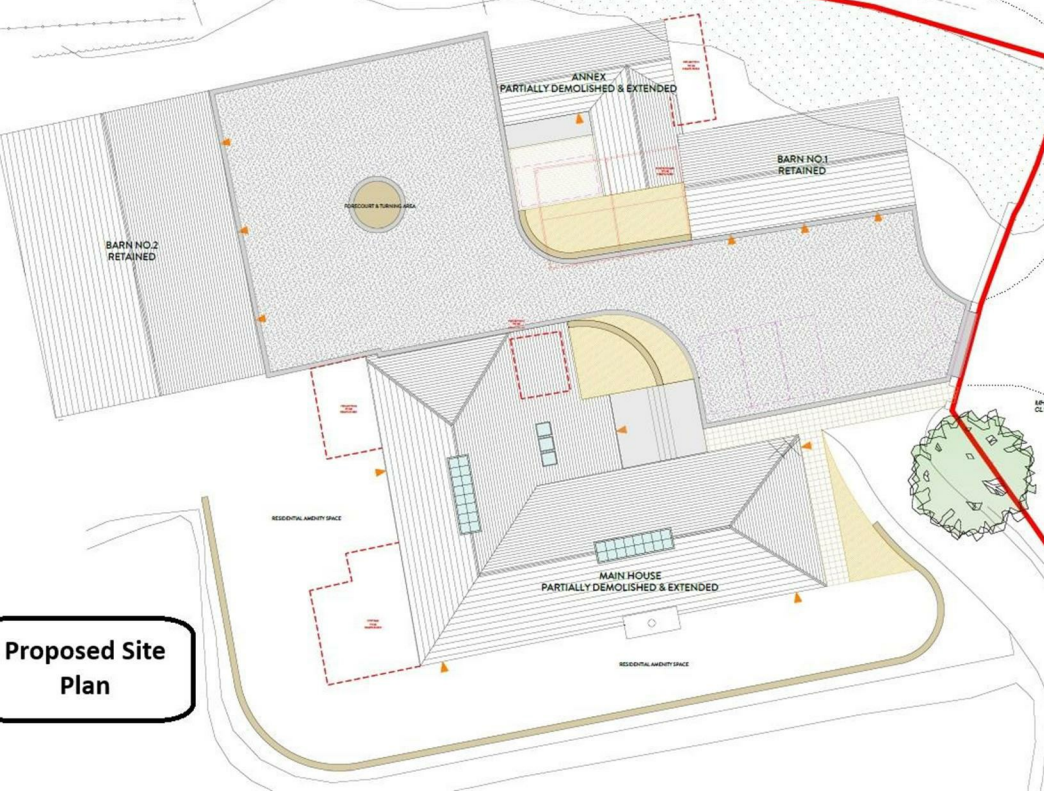












# CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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

Huddersfield | Halifax | Elland | Mirfield

