

Site plan as proposed 1:400 @ A3



Drawing Package Revision G.2 | Land off Haigh Moor Road | Mrs Butterfield | July 2023 | Rural Solutions Ltd



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 NORMANTON | PONTEFRACT & CASTLEFORD
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Commonside Farm, 185 Haigh Moor Road, Tingley, Wakefield, WF3 1EN For Sale Freehold Starting Bid £750,000

For sale by Modern Method of Auction; Starting Bid Price £750,000 plus reservation fee. Subject to an undisclosed reserve price.

A fantastic development opportunity with full planning permission for two new dwellings plus an extension to the existing farmhouse set in a brilliant position with far reaching rural views.

Set in a tucked away position in this highly sought after area, the property extends to just over 0.5 an acre and enjoys far reaching views over the surrounding countryside. Full planning permission was granted on 29th November 2023 ref: 22/00963/FU for the erection of two new dwellings and an extension to the existing farmhouse. The first proposed new dwelling is a four bedroom detached family house with one en suite, reception hall, large dining kitchen, living room and a gross internal floor area of around 155 sq metres. The second proposed new dwelling will also be a four bedroom detached family house with one en suite, large dining kitchen, living room and a gross internal floor area that extends to around 189 sq metres. The existing farmhouse is currently a two bedroom detached house extending to around 123 sq metres with scope for some cosmetic updating, the planning permission provides for a first floor extension to this building to create an additional en suite bedroom.

The property is situated in a tucked away position just off Haigh Moor Lane on the fringe of this sought after and well regarded residential area, yet enjoying far reaching views over the surrounding countryside to the South and East. A good range of local shops, schools and recreational facilities are close at hand, whilst a broader range of amenities are available in the nearby city centres of Wakefield and Leeds. The national motorway network is also readily accessible.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.

IMPORTANT NOTE TO PURCHASERS

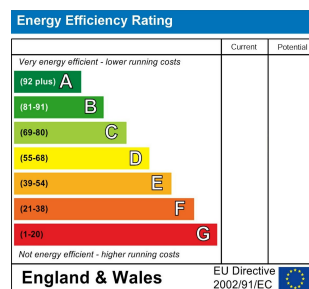
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
 Pontefract & Castleford office 01977 798844
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION - EXISTING FARMHOUSE

ENTRANCE HALL
8'2" x 4'7" [2.5m x 1.4m]
UPVC front entrance door, tiled floor and stairs to the first floor.

LIVING ROOM
16'0" x 15'8" [4.9m x 4.8m]
Windows to both the front and side, heavy beam to the ceiling and feature fireplace with fitted gas fire. Double central heating radiator.



SITTING ROOM
18'0" x 13'5" [max] [5.5m x 4.1m [max]]
Vaulted ceiling, double central heating radiator, window to the side and further fireplace with gas fire.

DINING KITCHEN
16'4" x 13'9" [5.0m x 4.2m]
Windows to both the front and rear and fitted with a range of wooden fronted wall and base units with laminate work tops and tiled splash back. Inset composite sink unit, four ring gas on glass hob, built in oven and grill, space and plumbing for a washing machine, integrated fridge and freezer. Double central heating radiator and door to the cellar steps.



FIRST FLOOR LANDING
Double central heating radiator and loft access point.

BEDROOM ONE
18'8" x 16'4" [max] [5.7m x 5.0m [max]]
Windows to both the front and side. Central heating radiator.



BEDROOM TWO
13'5" x 7'6" [4.1m x 2.3m]
Window to the front, central heating radiator and loft access point.

BATHROOM/W.C.
10'5" x 9'2" [3.2m x 2.8m]
Frosted window to the rear, double central heating radiator, part tiled walls and fitted with a three piece suite comprising panelled bath with telephone style shower attachment over, pedestal wash basin and low suite w.c. Double central heating radiator.

OUTSIDE
To the side of the house there is currently a double width parking space leading round to the gardens which sit to the front of the house. Beyond the gardens there are a range of block built outbuildings providing useful storage space. Beyond the gardens lays the land which benefits from full planning permission for two new dwellings plus an extension to the existing farmhouse.



COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

AUCTIONEER'S COMMENTS
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase will be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before