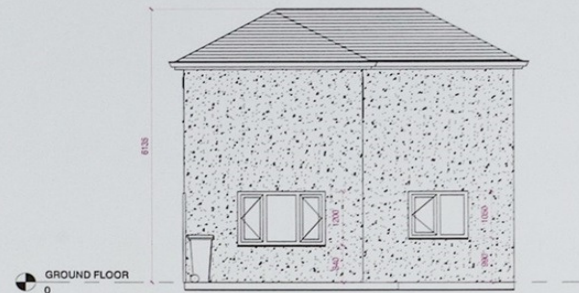
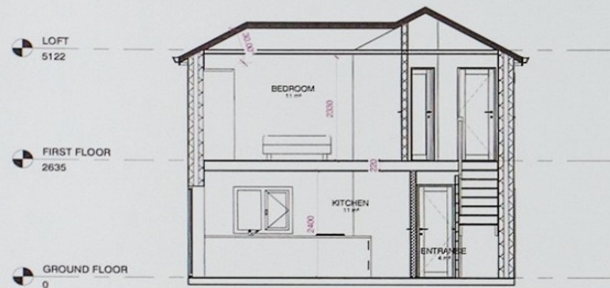


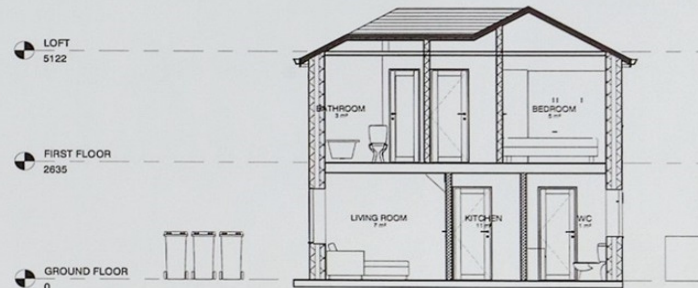
6 PROPOSED FRONT ELEVATION
1 : 50



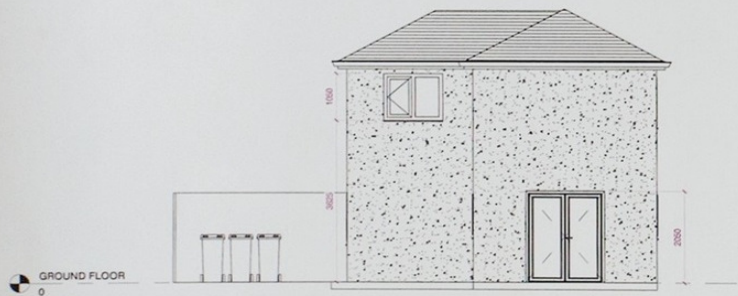
7 PROPOSED REAR ELEVATION
1 : 50



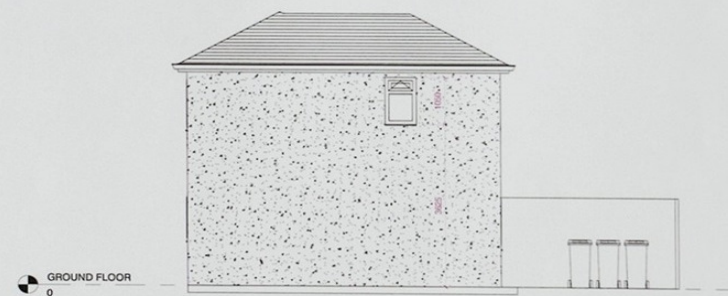
10 SECTION THROUGH KITCHEN
1 : 50



11 SECTION THROUGH LIVING ROOM
1 : 50



8 PROPOSED LEFT SIDE ELEVATION
1 : 50



9 PROPOSED RIGHT SIDE ELEVATION
1 : 50

PROTECTED BY UK COPYRIGHT LAW
DO NOT SCALE OFF THIS DRAWING

- NOTE
1. ALL BUILDERS WORKS TO BE FULLY CHECKED WITH BUILDING REGULATIONS PRIOR TO CONSTRUCTION.
 2. FINAL DRAINAGE POSITIONS TO BE CONFIRMED BETWEEN CLIENT AND BUILDER.
 3. THESE PLANS ARE FOR BUILDING REGULATION APPROVAL ONLY. IF ANY DISCREPANCIES ARE FOUND ON SITE THEN THE CLIENT SHOULD CONTACT ENHANCED BUILDING PLANS OR THE ASSIGNED ENGINEER.
 4. FINAL POSITION OF DOOR AND WINDOW TO BE AGREED BETWEEN BUILDER AND CLIENT.
 5. STEEL BEAM LENGTHS TO BE AGREED ON SITE WITH BUILDER.
 6. ALL DIMENSIONS TO BE CHECKED BEFORE CONSTRUCTION COMMENCES.
 7. ROOF PITCH TO BE CHECKED ON SITE BEFORE ROOF TRUSS ARE ORDERED.
 8. FINAL STAIRS POSITION AND MEASUREMENTS TO BE CONFIRMED BETWEEN CUSTOMER AND BUILDER.

REV	DESCRIPTION	DATE



Address: 95 Church Villas
South Kirkby
Ponemac
West Yorkshire
WF9 3 QR

Mobile: 07730666631
Email: ecorp@enhancedbuildingplans.co.uk

PROJECT
24 ORCHARD AVENUE, STANLEY, WAKEFIELD,
WF3 4PB

TITLE
DWELLING HOUSE
PROPOSED ELEVATIONS AND SECTION
THROUGH

CLIENT
BRIAN AND MELANIE AUSTERFIELD

DRAWN BY: SS
CHECKED BY: SS
DATE: 24/11/22

SCALE AS INDICATED @ A1 PROJECT NUMBER: 0109

DRAWING NUMBER: 0109-EBP-PL-002

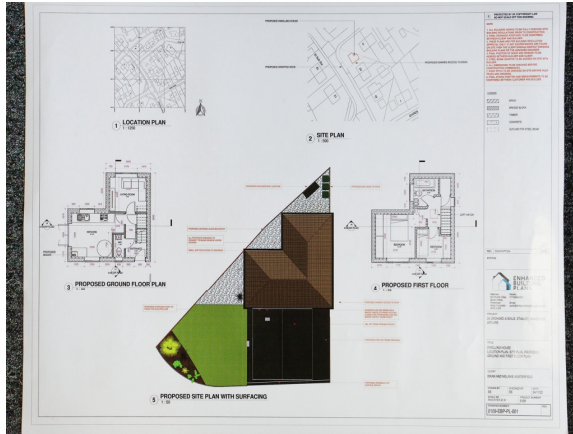
Orchard Avenue, Stanley Wakefield WF3 4PB



welcome to

Orchard Avenue, Stanley Wakefield

PLANNING PERMISSION GRANTED FOR A 2 BEDROOM DETACHED HOME WITH GARDENS. Residential location. Ideally situated close to schools, motorway links and connecting routes to Wakefield and Leeds. Plans available in Branch.





view this property online williamhbrown.co.uk/Property/WAK123403



welcome to

Orchard Avenue, Stanley Wakefield

- Outline Planning for a 2 Bed Detached Home
- Off Road Parking
- Residential Location
- Plans Available in Branch
-

Tenure: Freehold EPC Rating: Exempt

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WAK123403



Property Ref:
WAK123403 - 0009

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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