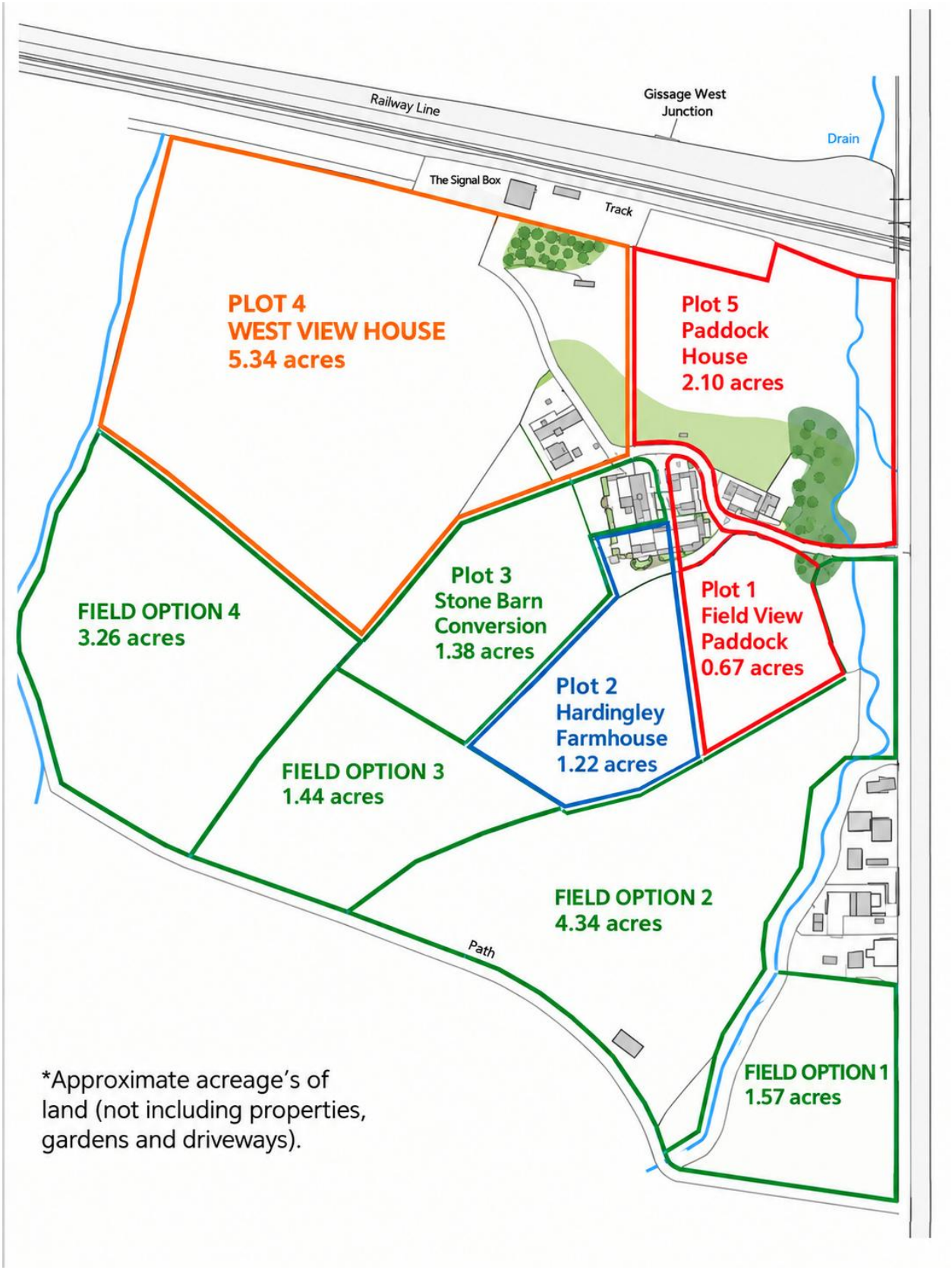
Simon Blyth
ESTATE AGENTS



HARDINGLEY FARMHOUSE PLOT 2, HARDINGLEY FARM, COPLEY LANE, SHELLEY, HD8 8LZ







With planning consent for two new homes and the conversion of three each with land and further fields available.



PROPERTY DESCRIPTION

A substantial period farmhouse enjoying a delightful rural outlook, enclosed gardens, private driveway, double garage and paddock of approximately 1.22 acres. Offering a rare opportunity to create a truly individual country home, the property provides extensive existing accommodation together with exciting potential for refurbishment and a substantial side extension.

The proposed scheme has been carefully designed to enhance the character and appeal of the farmhouse, creating generous and versatile family accommodation with an impressive open-plan living / dining kitchen, five bedrooms, principal bedroom suite, additional reception rooms and excellent connections to the gardens. The refurbishment can be undertaken in phases, giving the purchaser the flexibility to create a home entirely to their own specification. Set within a beautiful rural environment with a lovely outlook and further adjoining land available by separate negotiation, The Farmhouse represents an exciting opportunity to create a superb individual country residence in an exceptional setting.

Planning application number 2026/62/91280/E -Kirklees Council

The property is offered for sale by the Best and Finals offer method.
All bids to be submitted to the Holmfirth Office no later than 12 noon on Friday 27th November 2026.

Best and Final Offers over £750,000

Hardingley Farmhouse

Within this exciting scheme, Plot 2 comprises a substantial period farmhouse enjoying a delightful outlook, enclosed gardens and a paddock extending to approximately 1.22 acres.

The farmhouse is currently connected to the stone barn to the rear. At some point following completion, the farmhouse will need to be detached from the stone barn by the purchaser, in conjunction and by agreement with the purchaser of the stone barn. The cost of carrying out these works will be shared between both parties.

The current accommodation, excluding the existing extension into the barn which will no longer form part of the farmhouse, briefly comprises: an impressive boot room / utility room, farmhouse kitchen, living room, study / bedroom 3, rear hall / utility room, first-floor sitting room which could easily be converted to provide two or three bedrooms, principal bedroom and house bathroom. There is also a mezzanine level above the current bathroom.

The proposed new accommodation incorporates a side extension and provides an exciting opportunity to substantially enhance this already delightful property. The refurbishment could readily be undertaken in phases, allowing the purchaser to progress the works according to their requirements.

The proposed accommodation comprises a central entrance hall, WC, utility room and fabulous open-plan living / dining kitchen with bi-folding doors opening onto the garden. There is also a delightful lounge, together with an office / guest bedroom and nearby shower room / downstairs WC.

To the first floor are five bedrooms, with bedroom one benefitting from a dressing room and en-suite, together with a further house bathroom.

The farmhouse will be sold with a large private driveway providing access to the double garage and the paddock, which extends to approximately 1.39 acres. Further adjoining fields are available by separate negotiation.

Please note that a public footpath passes through the driveway / paddock.

Hardingley Farmhouse is offered for sale within the group of other houses and land. There will be a shared cost with regards to the new infrastructure including driveway, services and drainage etc. It is estimated that the cost will be somewhere around £15,000 / £20,000 per unit. This is not yet fixed but purely as a guide.

All works within the boundaries will be the responsibility of the purchaser.

The specification and finish will be entirely at the purchaser's discretion, subject of course to the necessary planning and other relevant consents. This represents a particularly worthwhile project, occupying a beautiful rural position with a lovely outlook and considerable potential to create a superb individual country home.

EVERYDAY ENTRANCE / BOOTROOM / UTILITY ROOM



FARMHOUSE KITCHEN

Measurements – 16'6" x 15'3"





LIVING ROOM

Measurements – 18'9" x 16'0"





BOOT ROOM / UTILITY ROOM

Measurements – 16'0" x 11'5"



STUDY

Measurements – 11'0" x 10'7"



FIRST FLOOR SITTING ROOM

Measurements – 26'2" max x 18'9"







BEDROOM ONE

Measurements – 16'9" x 15'7"



BATHROOM

Measurements – 11'0" x 8'6"




FARM



SITE PLAN



PROPOSED PLANS

North facing



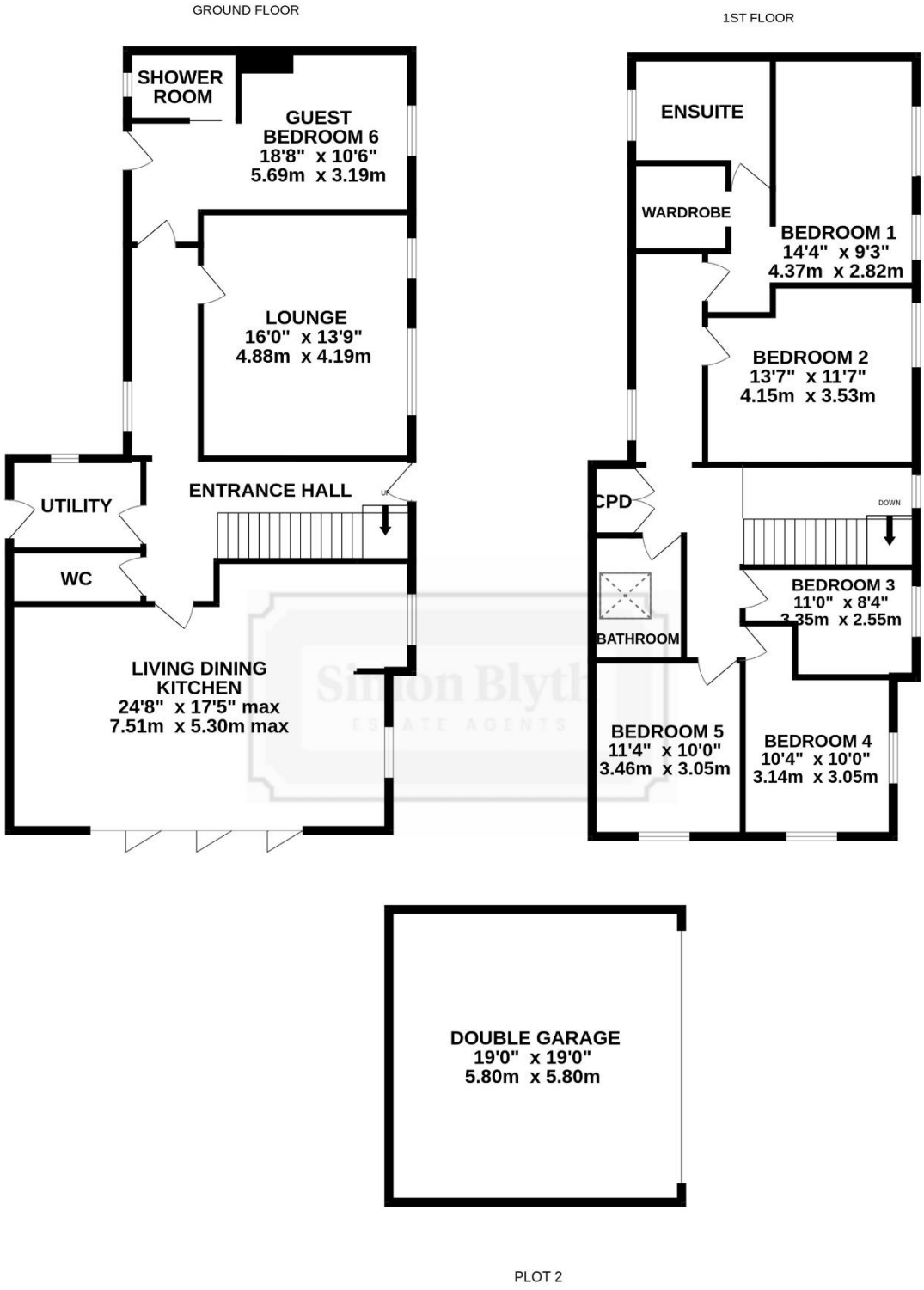
South facing



West facing



PROPOSED FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ADDITIONAL INFORMATION

EPC rating –
Property tenure – Freehold
Local authority – Kirklees
Council tax band –

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property nave not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:30
Sunday - 11:00 to 16:00

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