

Simon Blyth
ESTATE AGENTS

LOT 1 & LOT 2 EMLEY VIEW STABLES, ACROSS FROM KAYE ARMS PUB, WAKEFIELD ROAD, WF4 4BG



PROPERTY DESCRIPTION LOT 1

APPROXIMATELY TWO ACRES OF BEAUTIFUL RELATIVELY FLAT GRAZING LAND WHICH HAS BEEN DIVIDED SUPERBLY INTO PADDOCKS SERVED BY LOADING YARD, WOODLAND SHELTER AND ALL-WEATHER AREA. THERE IS A DETACHED TIMBER HIGH QUALITY STABLE BLOCK 36FT X 12FT IN TOTAL WITH PLANNING CONSENT. THESE STABLES HAVE TWIN DOORS OUT TO THE LOADING YARD AND OUT TO THE ALL-WEATHER TURNING OUT AREA. THE BUILDING ALSO INCLUDES A FEED / TRACTOR STORE. WITH GOOD HARD STANDING, LARGE ACCESS WITH TWIN TIMBER GATES TO THE LANE, THIS PIECE OF LAND IS SUPERBLY POSITIONED AND HAS FABULOUS RIDING OUT CLOSE BY PARTICULARLY DOWN TOWARDS WHITLEY AND BRIESTFIELD.

The land has been extremely well maintained and has high specification fencing and high specification fittings including the detached stable block. With well-established boundaries the land is in an off-road position, ideal for easy access to the main road but is very private from the road with the stable block being some distance away down from the lane. With divisional fencing being of Tornado fencing the land is also served by a timber arch field shelter which is included within the sale.

Offers Around £145,000

PROPERTY DESCRIPTION LOT 2

Adjacent to Lot 1, Lot 2 is an additional enclosed piece of land with access below the woodland via a gate.

This is offered separately at offers around £50,000.

It is anticipated this to be purchased with Lot 1 and will not be sold separately as until the sale of Lot 1 has been achieved.

An access gate to Lot 2 will be created prior to completion.

We are more than happy to take the details of interested parties of Lot 2 for those who require this separately.

Offers Around £50,000





























ADDTIONAL INFORMATION

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

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have 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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MAIN CONTACTS

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WWW.SIMONBLYTH.CO.UK

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
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