

COACH HOUSE BUILDING PLOT, OFF NEW ROAD, HORBURY, WAKEFIELD, WF4 5LS

PROPERTY DESCRIPTION

WITH THE ADDRESS OF 25 NEW ROAD, HORBURY, AND IN THE GROUNDS OF THE CROFTS OVERLOOKING BEAUTIFUL TENTERFIELD, THIS MATURE BUILDING PLOT SITS CALMLY AND DELIGHTFULLY IN THE CORNER, ENJOYS A LOVELY VIEW AND HAS A LONG, IMPRESSIVE DRIVEWAY LEADING UP FROM NEW ROAD. THE PLOT FACES IN A SOUTH-WESTERLY LOCATION AND HAS BEEN CAREFULLY DESIGNED AND DRAWN TO REPRESENT THE FORMER COACH HOUSE BUILDING BUT YET CAN BE BUILT TO HIGH, MODERN STANDARDS WITH A GOOD AMOUNT OF WINDOWS GIVING A LARGE AMOUNT OF NATURAL LIGHT TO THE SUPERBLY LAID OUT ACCOMMODATION.

The building plot is of a particularly sizeable nature, approximately 0.4 acres, and has consent to build the following accommodation – entrance lobby, entrance hall with feature staircase, downstairs W.C., large sitting room with twin glazed doors and a large amount of glazing giving a lovely view out over the property's old gardens and the tenterfield beyond. This sitting room opens through to the dining kitchen; therefore, we have a large dining living kitchen. There is also a formal dining room/study/home office and lounge. The lounge is a particularly delightful room with twin glazed doors to two sides. The home is served by a utility room and has, at the first floor, there is an impressive first floor landing with a centrally located staircase, three large double bedrooms, two of which are served by en-suites and the principal room by a dressing room, large house bathroom and pleasant views. The home has a good-sized driveway with parking area and is superbly located, being particularly private and is just a stone throw away from Horbury's many facilities within the vibrant centre. The plot is also a short walk away from the beautiful nearby park.

Offers Around £450,000









www.wakefield.gov.uk

wakefieldcouncil

Planning Services

Application Number: 26/00572/FUL
Date of Application: 2 April 2026
Date Decision Issued: 28 July 2026

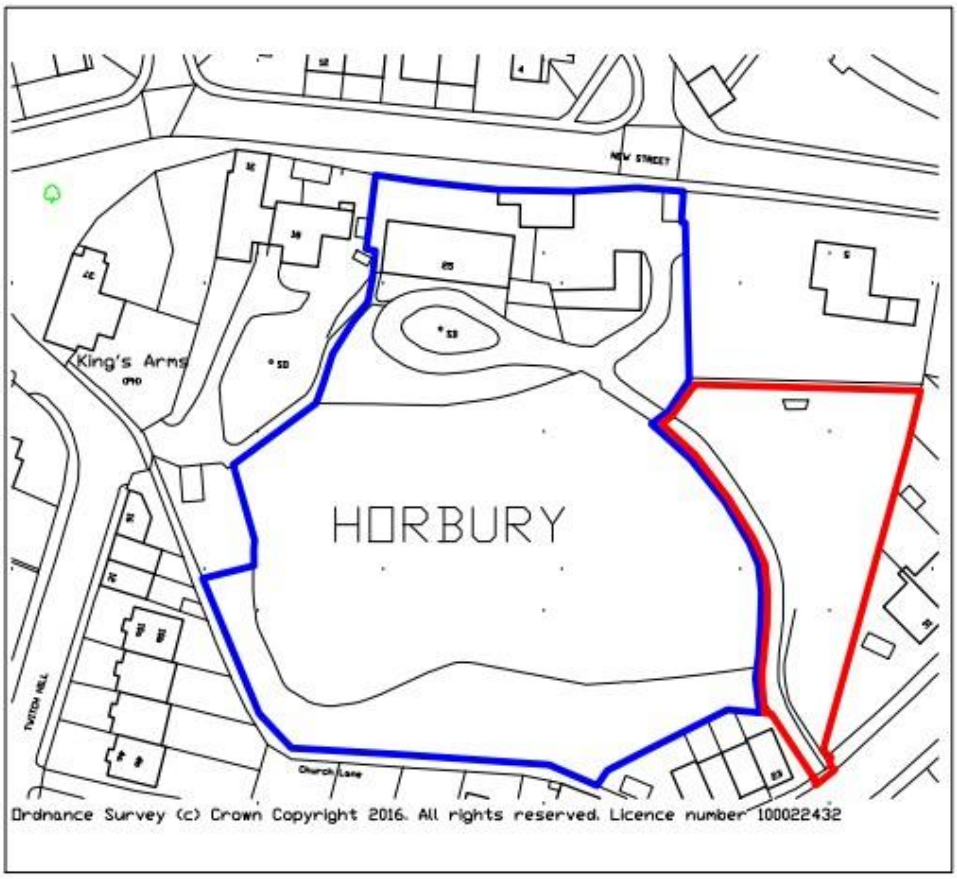
Service Director for Planning
Transportation and Strategic Highways:
Joe Jenkinson
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Typetalk calls welcome

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Wakefield
WF1 9UX
United Kingdom

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Grant of Planning Permission

Description and Location of Application
DETAILED APPLICATION FOR ONE DWELLING (RESUBMISSION OF APPROVED APPLICATIONS 17/01509/FUL, 20/00850/FUL AND 23/00932/FUL)





South West Elevation

South East Elevation



North East Elevation

North West Elevation

NOTES
DO NOT SCALE FROM THIS DRAWING.
It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
Work and materials are to be in accordance with the Building Regulations and to comply with the relevant British Standards.
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Materials
Roof - Natural blue slate
Walls - Brickwork
Windows - Painted timber double glazed

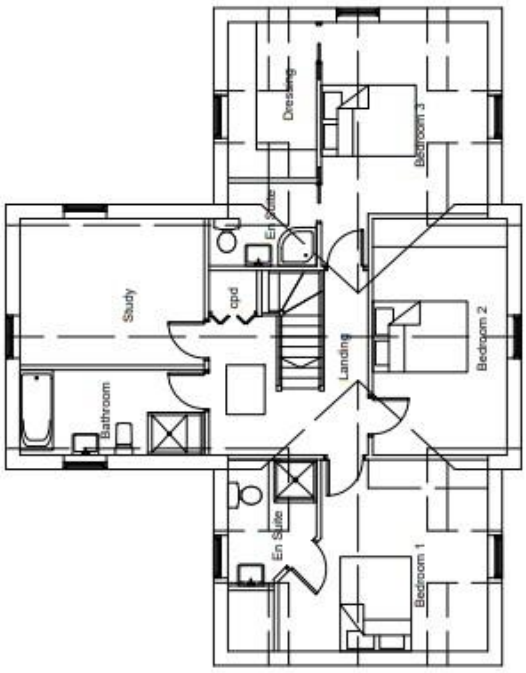
FOX ARCHITECTURE & DESIGN

Client	Mrs A Halewood
Project	The Crofts, Horbury
Drawing	Proposed Elevations
Date	Oct 2016
Scale	1:100 @ A3
Drawing No.	1646/113
Rev	A

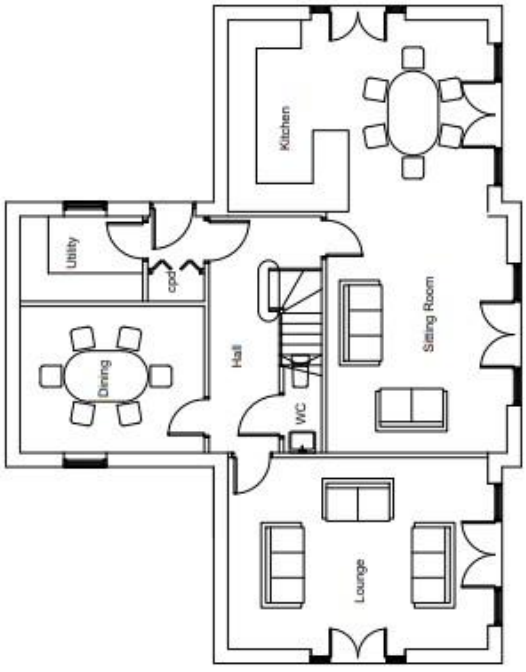
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FOX ARCHITECTURE & DESIGN

Client	Mrs A Hallewood
Project	The Crofts Horbury
Drawing	Proposed Layouts
Date	Oct 2016
Scale	1:100 @ A3
Drawing No.	1646/112
Rev.	

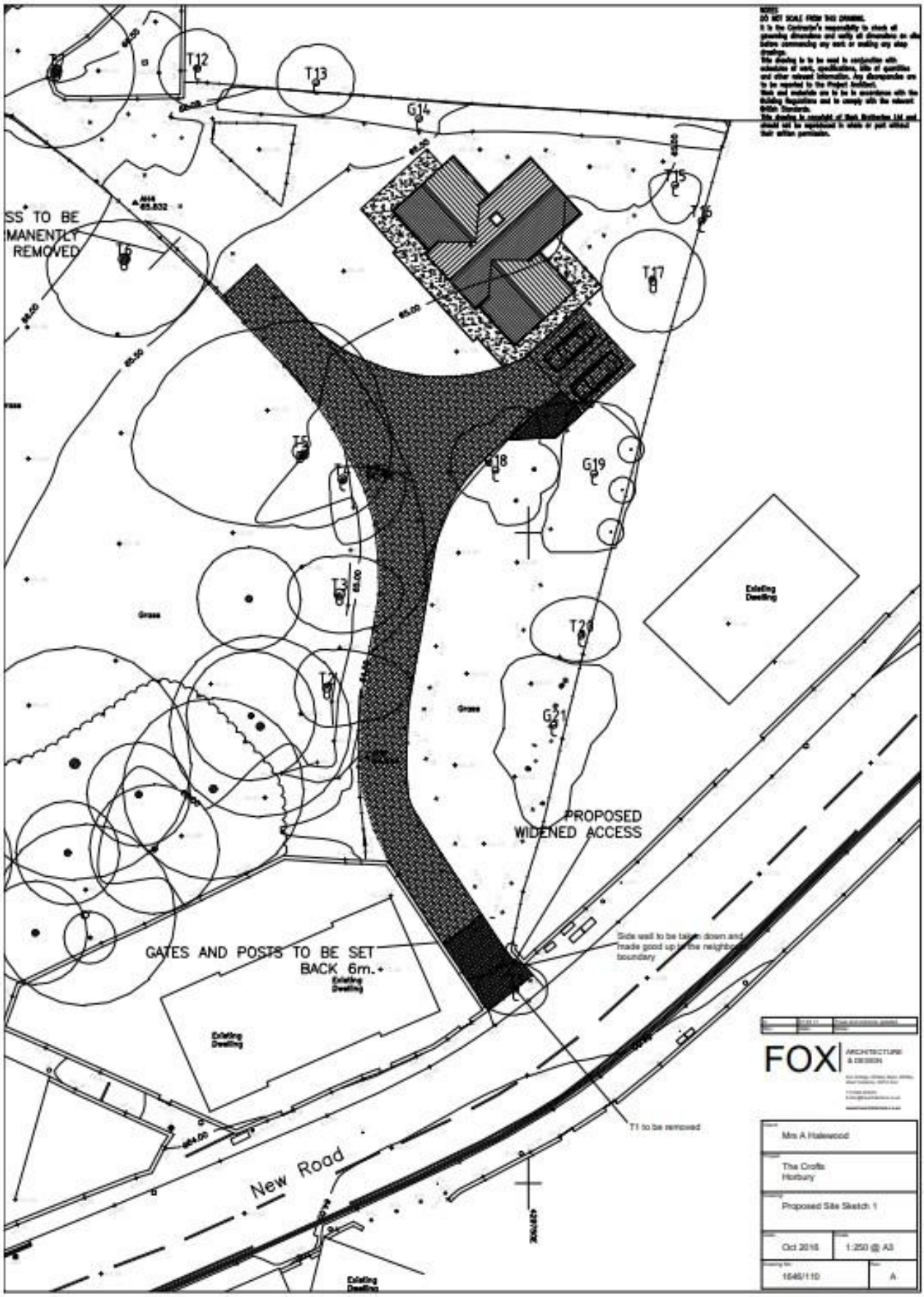


First Floor Layout



Ground Floor Layout

NOTES
DO NOT SCALE FROM THIS DRAWING.
No dig drive specification
FOX
ARCHITECTURE & DESIGN
Mrs A Halewood
The Crofts
Horbury
Proposed Site Footprint
Oct 2016
1:100 @ A3
1646/111
A
Utility
cpd
Dining
Kitchen
Hall
WC
Sitting Room
Lounge
65.00
65.50
65.00


T12
T13
G14
T15
T16
T17
SS TO BE
MANENTLY
REMOVED
T5
G18
G19
T20
G21
Existing Dwelling
PROPOSED
WIDENED ACCESS
Side wall to be taken down and made good up to the neighbour boundary
GATES AND POSTS TO BE SET BACK 6m.+
Existing Dwelling
Existing Dwelling
T1 to be removed
New Road
Existing Dwelling
FOX
ARCHITECTURE & DESIGN
Mrs A Halewood
The Crofts
Horbury
Proposed Site Sketch 1
Oct 2016
1:250 @ A3
1646/110
A



ADDITIONAL INFORMATION

Property tenure – Freehold
Local authority – Wakefield Metropolitan District Council

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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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

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7 DAYS A WEEK

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Sunday - 11:00 to 13:00

Details printed 01/10/2026

Simon Blyth
ESTATE AGENTS



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