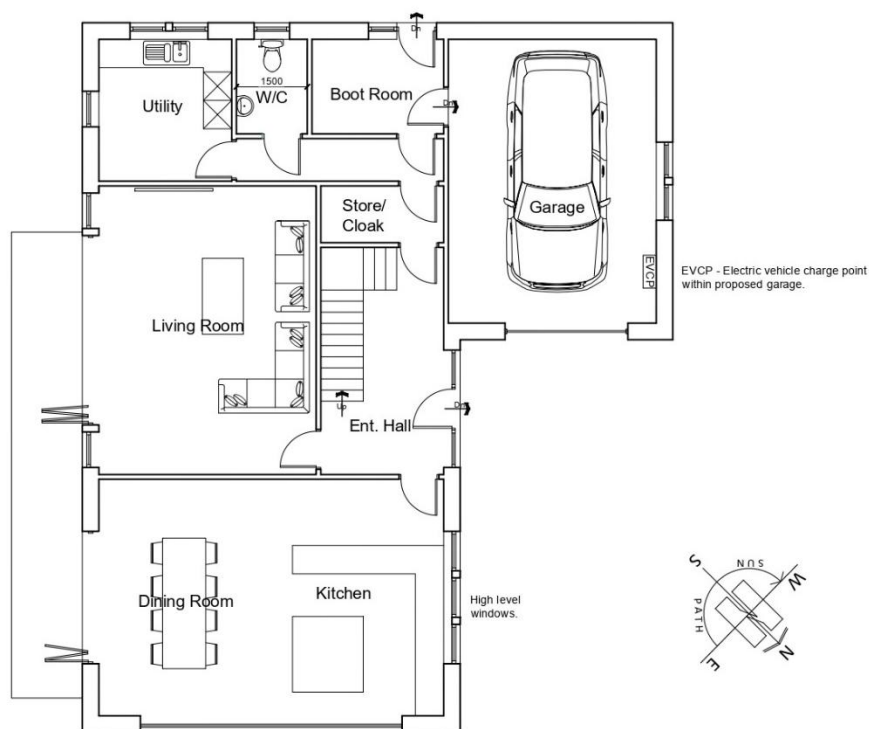


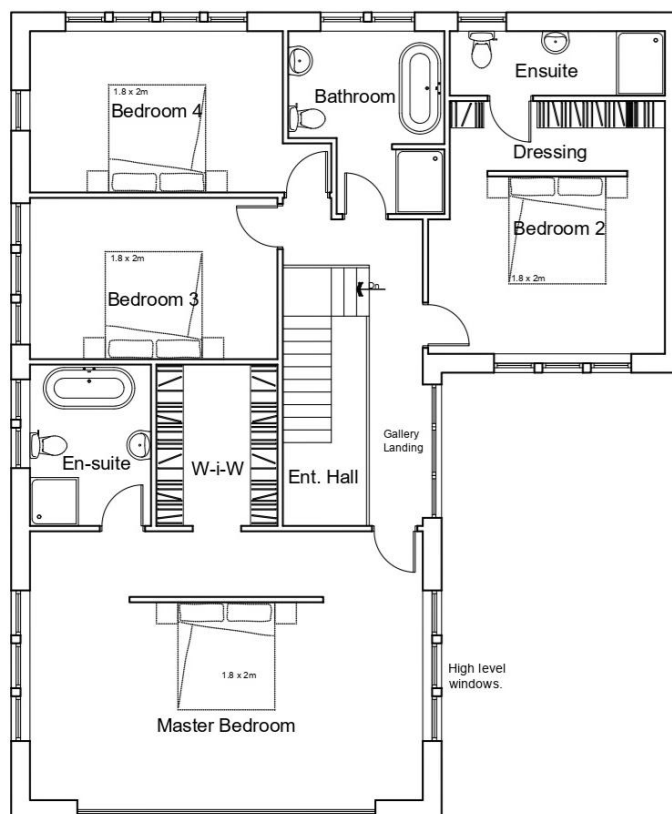
Simon Blyth
ESTATE AGENTS



MARSHLANDS VIEW, MARSH LANE, SHEPLEY, HD8 8AY



Ground Floor Plan



First Floor Plan

PROPERTY DESCRIPTION

A RARE OPPORTUNITY TO ACQUIRE A FABULOUS BUILDING PLOT, ON THE SOUGHT-AFTER ADDRESS OF MARSH LANE, SHEPLEY. OCCUPYING A TUCKED AWAY POSITION WHICH WILL BE APPROACHED VIA A PRIVATE, SHARED DRIVEWAY AND WILL ENJOY STUNNING OPEN ASPECT VIEWS ACROSS NEIGHBOURING FIELDS AND OPEN COUNTRYSIDE. MARSHLANDS VIEW HAS FULL PLANNING CONSENT TO ERECT A SUBSTANTIAL, DETACHED, FOUR BEDROOM, FAMILY HOME WITH THE BENEFIT OF GLAZED GABLE END TAKING ADVANTAGE OF FABULOUS FIELD VIEWS, INTEGRAL GARAGE AND LAWN GARDENS TO THE SIDE AND REAR.

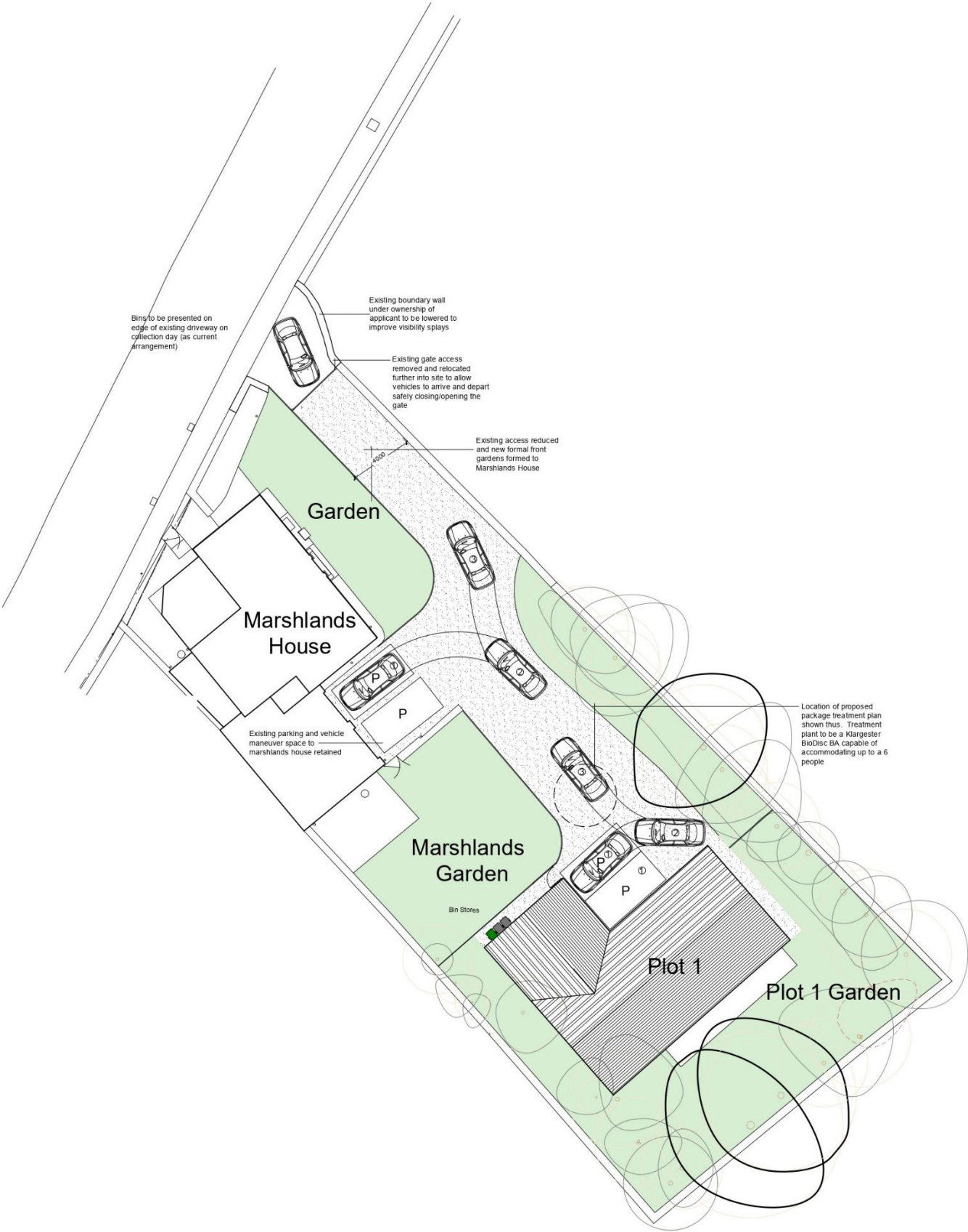
The property accommodation will comprise of entrance hall, cloak room, inner hall, boot room, downstairs WC, utility room, living room and open-plan dining-kitchen to the ground floor. To the first floor there will be four well-proportioned double bedrooms and the house bathroom, with bedroom one and two having ensuite and wardrobe/dressing areas. Externally there will be a driveway leading to the integral garage with lawn gardens to three sides of the property.

Application number: 2026/62/90252/W

PLEASE NOTE: The adjacent property 'Marshlands House' is available under separate negotiation, or in conjunction with the building plot, please contact the office for further information on 01484 689689.

EPC rating: N/A Council tax: N/A Tenure: Freehold

Offers Around £350,000



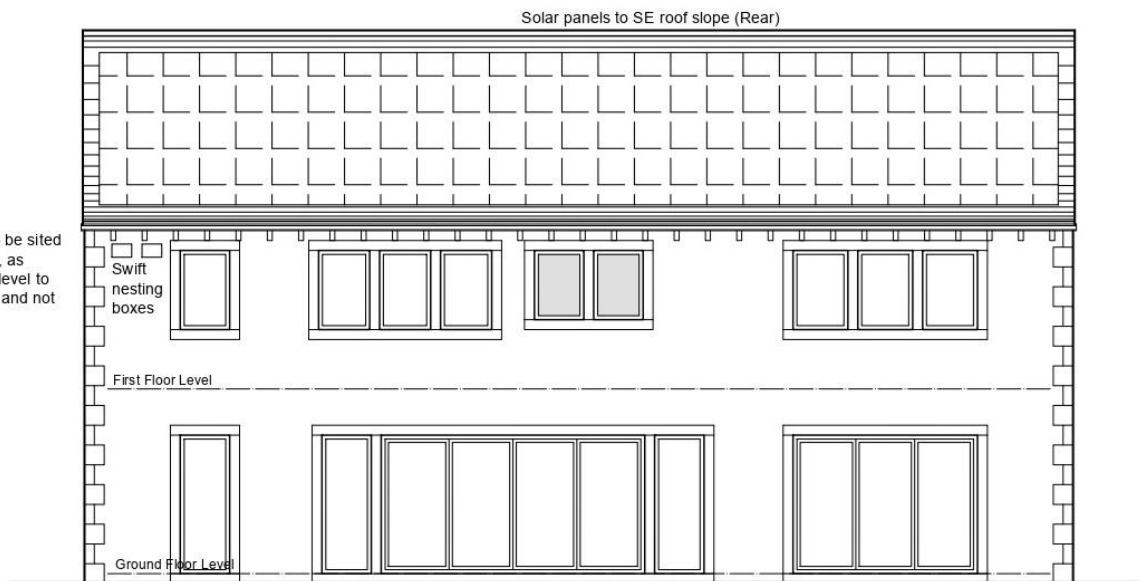


North East Elevation
(side)



North West Elevation
(front)

2 No. Swift nesting boxes to be sited on the South East elevation, as indicated. Mounted at high level to maximise ground clearance and not above any openings.



South East Elevation
(rear)



South West Elevation
(side)





ADDITIONAL 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)

COPYRIGHT

Unauthorised reproduction prohibited.

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



MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: holmfirth@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259