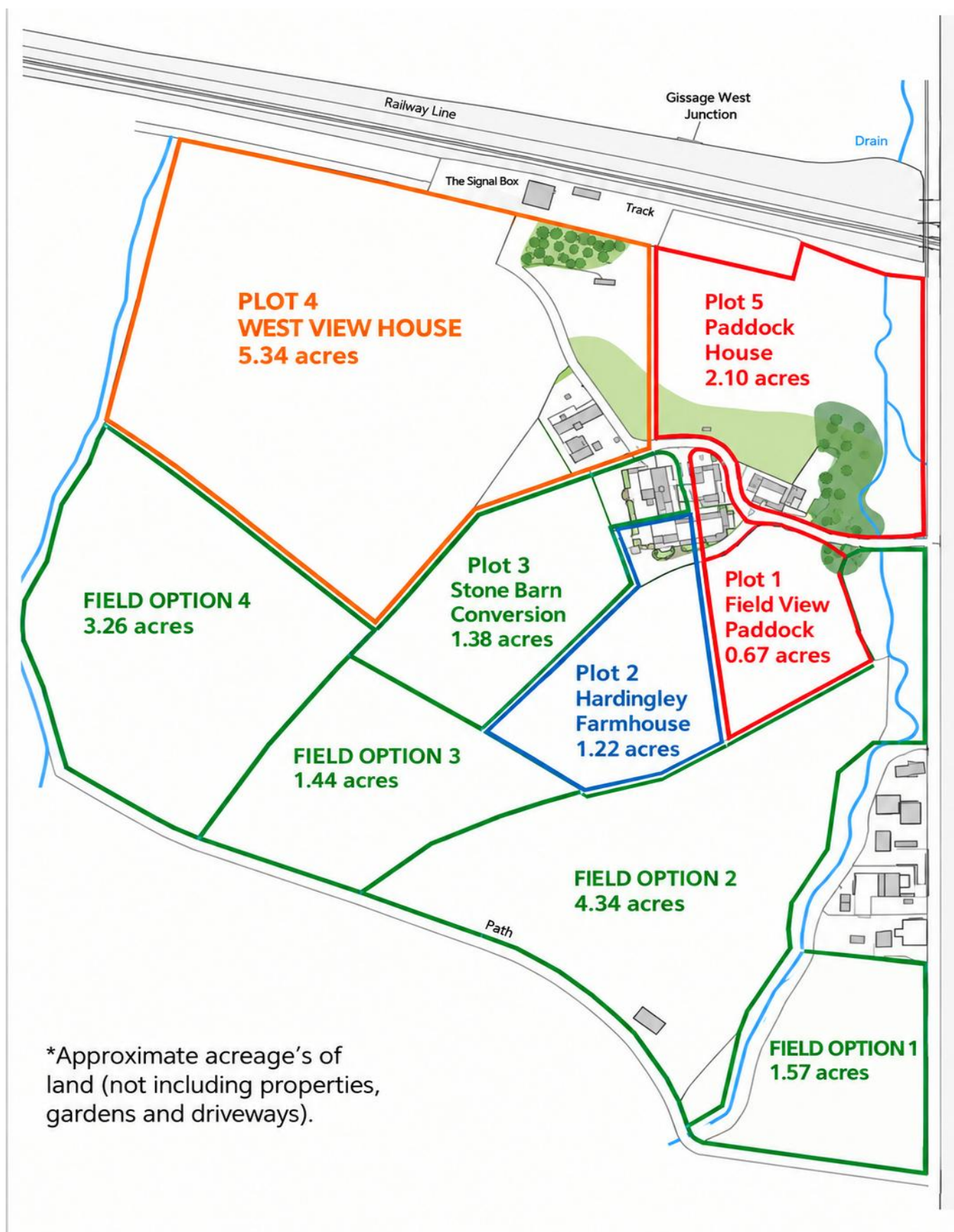


**Simon Blyth**  
ESTATE AGENTS

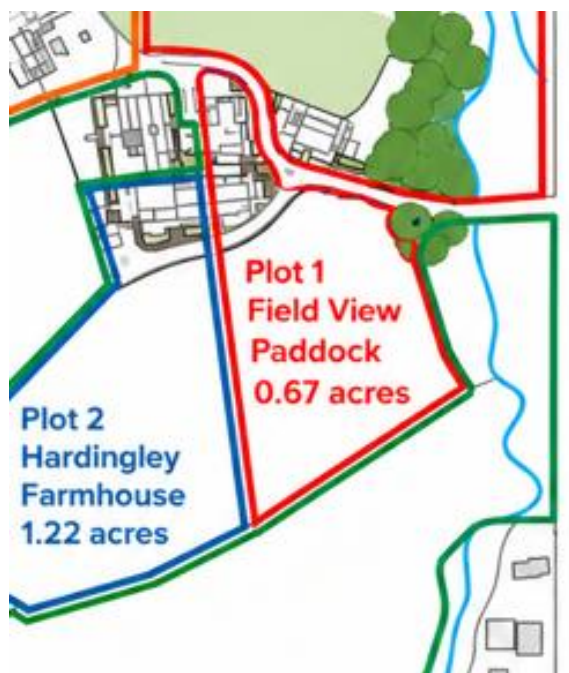


**FIELD VIEW PLOT 1, HARDINGLEY FARM, COPLEY LANE, SHELLEY, HD8 8LZ**





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



## PROPERTY DESCRIPTION

A beautifully situated cottage enjoying superb views across its own field and the surrounding countryside, with a superb paddock directly opposite approximately 0.67 acres. The property benefits from planning consent to create a garden, driveway, garage together with an extension into the nearby outbuilding to create an impressive double height kitchen. Once completed, the proposed accommodation will provide four bedrooms, a house bathroom and en-suite facilities. The cottage currently offers accommodation which can be refurbished and improved over time, providing an excellent opportunity for the purchaser to create their ideal country home without the need to undertake the full project immediately. Set within approximately 0.77 acres, Field View enjoys a delightful, elevated position with far reaching views across its own land and the countryside beyond.

Further land is available by separate negotiation.

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 27<sup>th</sup> November 2026.

**Best and Final Offers over £350,000**

### Field View

A beautiful period style cottage which has a beautiful elevation and currently provides good accommodation, with planning consent to join the rear detached building via a stylish link to create a very good-sized cottage.

The current accommodation briefly comprises: - conservatory entrance, lobby / hallway, downstairs w.c, dining kitchen, living room with front door to enclosed garden, doorway down to cellar, large study landing, bathroom and two double bedrooms. The property has a good-sized garden, and the nearby building currently comprises a lower ground floor store with attractive windows, studio / home office served by w.c. and kitchen.

The proposed accommodation for Field View includes a large lounge with period style windows giving an outlook to the front, centrally located dining room and fabulous kitchen overlooking the large rear gardens with garage and parking beyond. Consideration has been given to creating a good-sized entrance hall with adjoining utility and downstairs cloakroom, with a double bedroom / home office / study on the ground floor. On the first floor there are three further bedrooms, with bedroom one having an en-suite and house bathroom. It should be noted that the kitchen is of a particularly good size and is virtually of a double height, creating a spectacular room.

The cottage will come with part of the field opposite across the lane. The field measures approximately 0.67 acres. Please note that a public footpath runs through the land.

Field View 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.

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## CONSERVATORY



## DINING KITCHEN

Measurements – 18'6" x 15'6"



## LIVING ROOM

Measurements – 18'6" x 15'6"



## BEDROOM ONE

Measurements – 13'5" x 10'0"



## BEDROOM TWO

Measurements – 11'7" x 9'5"



## WETROOM / BATHROOM

Measurements – 9'0" X 8'5"













## SITE PLAN



## PROPOSED PLANS

### SOUTH FACING



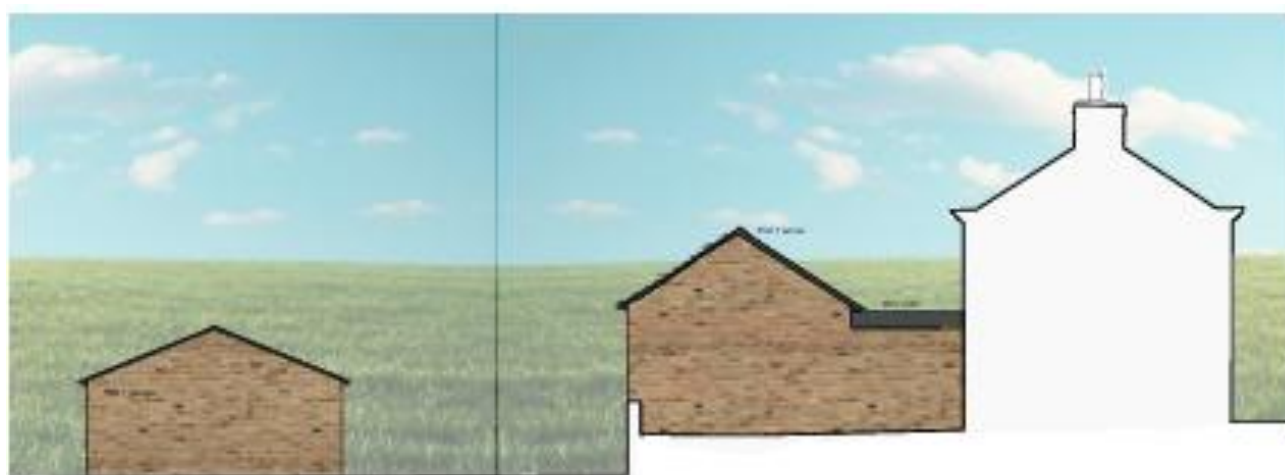
### NORTH FACING



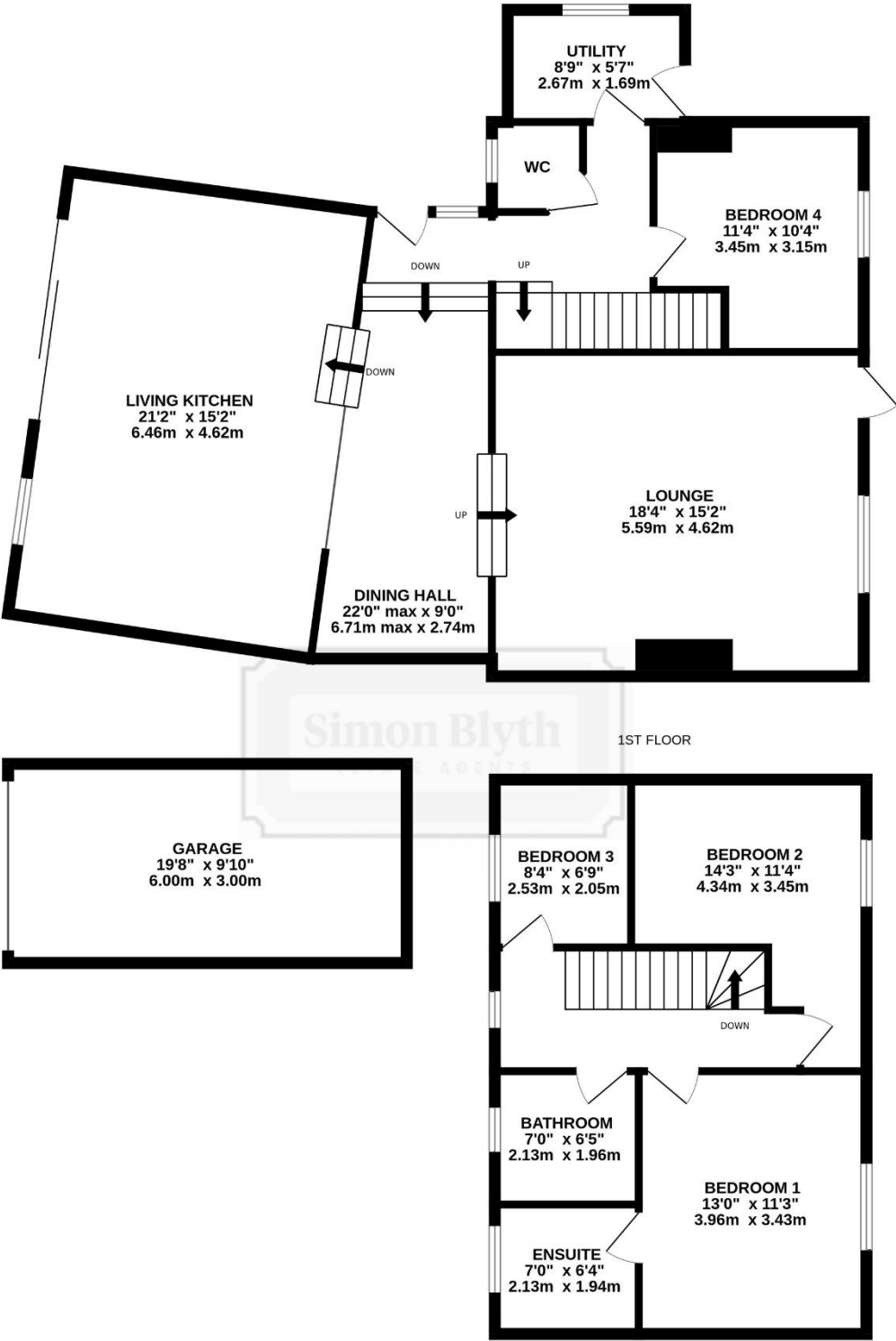
## EAST FACING



## WEST FACING



PROPOSED FLOORPLANS



PLOT 1

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.  
Made with Metropix ©2026

### **ADDITIONAL INFORMATION**

EPC rating –

Property tenure – Freehold

Local authority – Kirklees

Council tax band –

### **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

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### **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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E: [holmfirth@simonblyth.co.uk](mailto:holmfirth@simonblyth.co.uk)

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