Simon Blyth
ESTATE AGENTS





PROJECT
LEAK HALL

DRAWING TITLE
FRONT ELEVATION & PLAN

SCALE
1:100 @ A3

DATE

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LEAK HALL ROAD, DENBY DALE, HD8 8NJ





PROPERTY DESCRIPTION

We are delighted to offer for sale one of two potential building plots, occupying an attractive position fronting Leak Hall Road, in the heart of the sought-after village of Denby Dale. The plot extends to approximately 0.17 acres and benefits from planning permission for the construction of a superb, individually designed detached family home. The proposed property could be constructed by the current owners for a fixed cost of approximately £400,000, plus, of course, the purchase price of the building plot itself.

We are offering the building plot for sale to give prospective purchasers greater choice and flexibility, allowing them to select their preferred materials and finishes, exercise discretion over the timing of the build. The choice is yours: purchase the building plot and arrange the construction of your own home or opt to have the completed house built for you.

The site has already been cleared and enjoys a gently rising aspect from the road, with an attractive traditional dry stone wall boundary and existing five-bar gated access from Leak Hall Road. From the upper part of the plot, there are lovely open views across the rooftops of the village towards the wooded hillsides beyond. The finished property can be constructed to a very high standard, with natural stone elevations beneath a pitched roof, complementing the established character of the village. The architectural designs illustrate a superb layout, with attractive, good-sized gardens to the front, side and rear, together with private driveway parking and an integral garage.

As demonstrated by the accompanying drawings, the accommodation would briefly comprise: A substantial entrance hall with an impressive feature staircase and a personal door providing access to the integral single garage. A large lounge, featuring windows to two elevations and bi-fold doors overlooking the property's rear gardens and the views beyond. The property also benefits from an exceptionally spacious open-plan dining, living and kitchen area – a truly remarkable space. This impressive room would feature bi-fold doors overlooking the gardens, together with a roof lantern and an additional window, allowing plenty of natural light to flood in. The well-appointed kitchen area would be complemented by an adjoining utility room and a downstairs WC. To the first floor, there would be four good-sized bedrooms, two of which would benefit from en-suite facilities. Bedroom one, positioned to the rear of the property, would also enjoy the advantage of a separate dressing room. A generously proportioned family bathroom and a spacious first-floor landing complete the accommodation. As previously mentioned, the property would also benefit from an integral garage, a good-sized driveway and attractive gardens, all combining to create an exceptional family home in this highly regarded village location.

Building plot: Offers Over £300,000

Build cost: Approximately £400,000, subject to the final specification and choice of materials and finishes.

SPECIFICATIONS

GROUND FLOOR

- Living room
- Dining hall with featured staircase
- Kitchen
- Orangery
- Utility / Boot room
- Cloak room
- Integral Garage

FIRST FLOOR

- Principal bedroom with en-suite
- Dressing area
- Two further bedrooms
- Family bathroom
- Galleried landing

SECOND FLOOR

- Two further bedrooms
- Bathroom
- Mezzanine / home office
- Open landing



PROPERTY DESCRIPTION

Please note: The current planning permission demonstrates the construction of one detached house on the plot being offered.

It is our client's intention to submit a further planning application for a driveway to the left-hand side of the proposed house, providing access to an additional building plot to the rear.

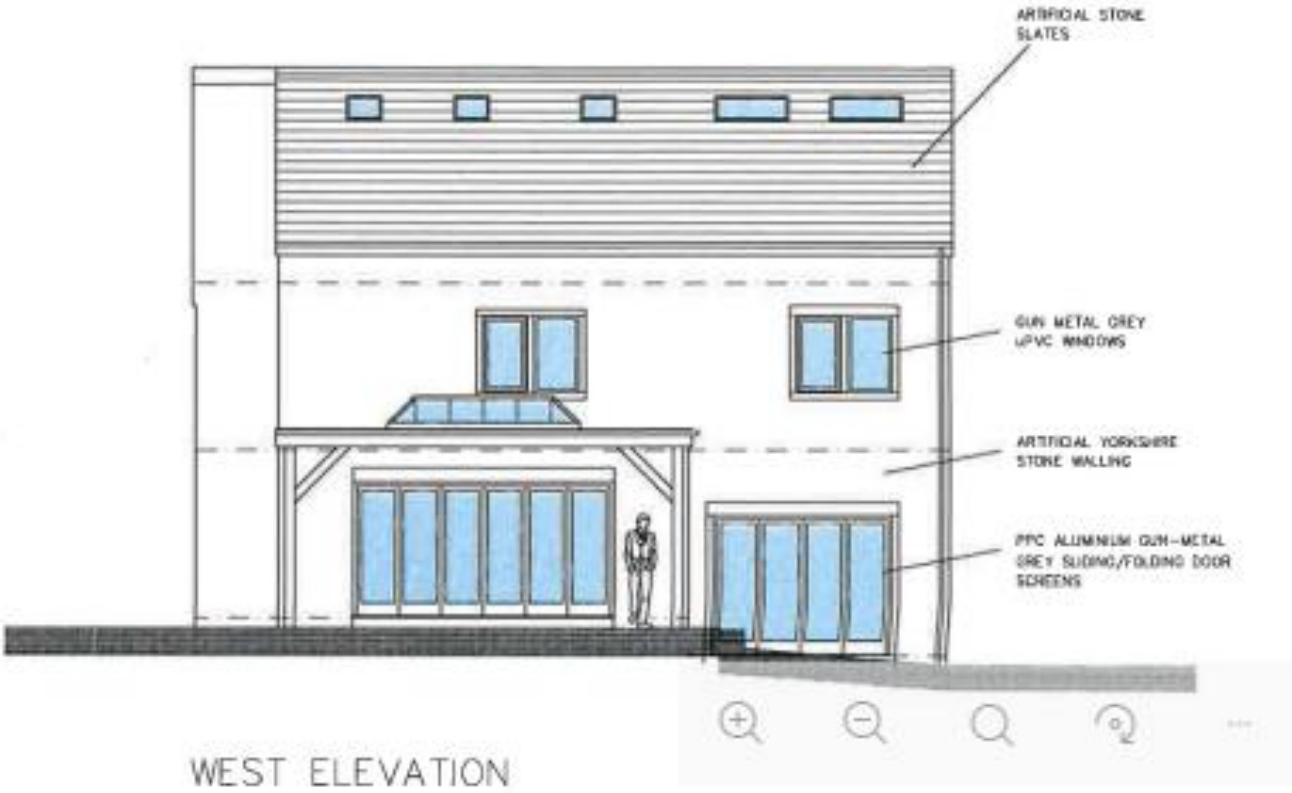
This would create the opportunity for a second detached dwelling, situated within its own attractive plot and offering a similar level of accommodation, including an integral garage, parking and garden space.

The anticipated purchase price for this additional plot would also be in the region of £300,000, with a similar indicative build cost of approximately £400,000, subject, of course, to the final specification.

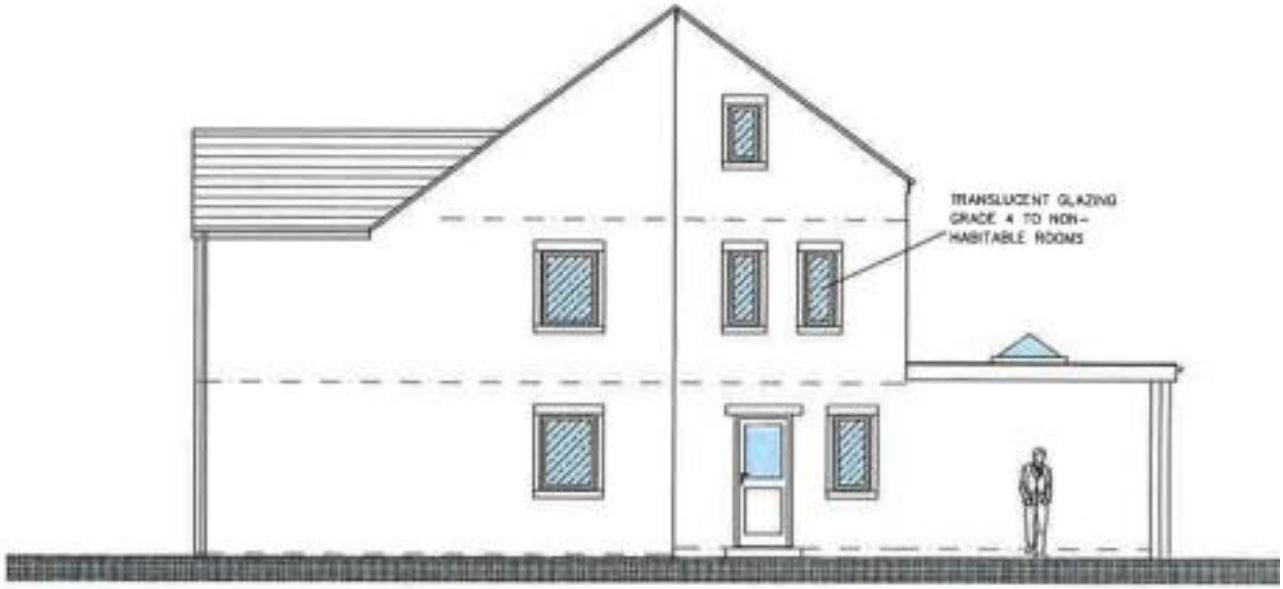
This represents a particularly exciting opportunity for purchasers looking to create a substantial, individually tailored family home in an attractive setting.



EAST ELEVATION



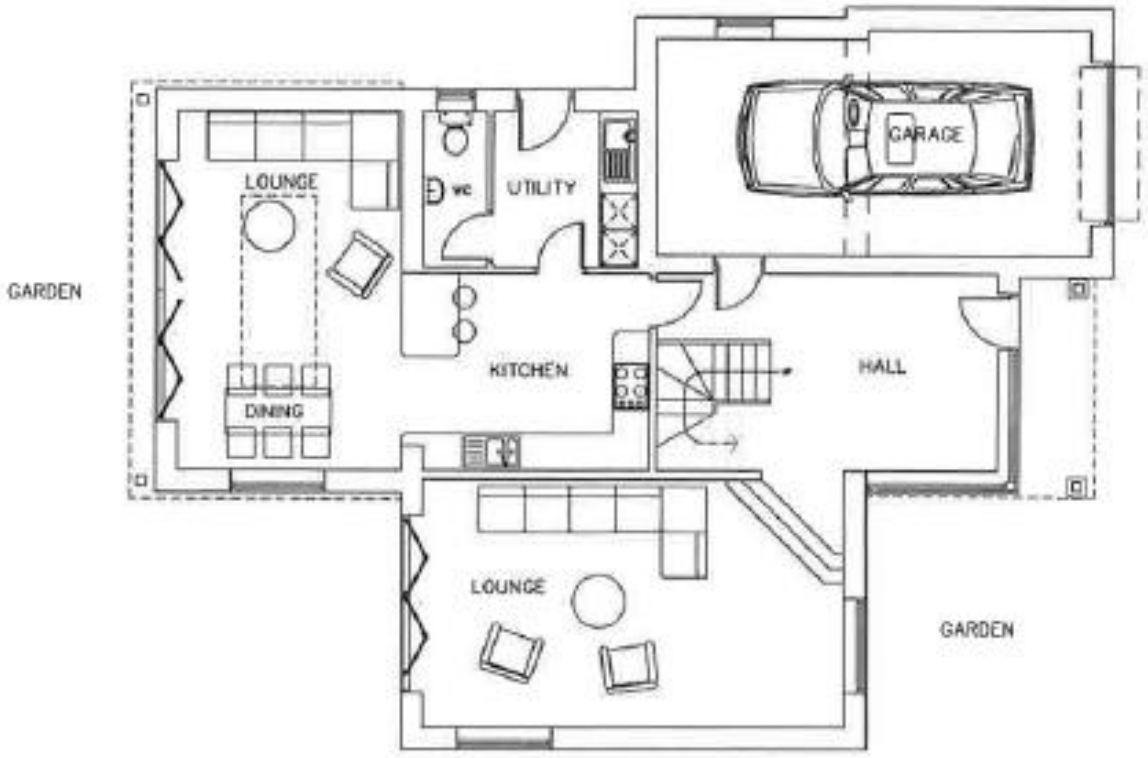
WEST ELEVATION



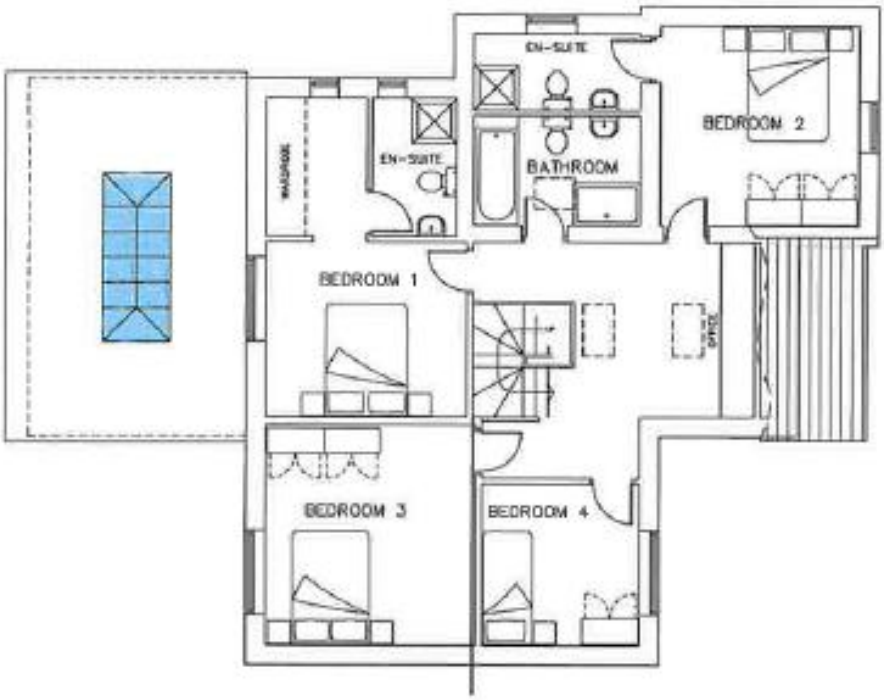
NORTH ELEVATION



SOUTH ELEVATION



GROUND FLOOR PLAN (1:100)



FIRST FLOOR PLAN (1:100)



IMPORTANT NOTE – ARCHITECTURAL DRAWINGS AND CGI IMAGES

Please note that all artist's impressions and CGI (computer-generated images) are provided for illustrative and guidance purposes only. They are intended to demonstrate the proposed appearance and finished concept of the properties.

The architectural drawings represent the factual design and layout of the proposed dwellings. CGI images are included purely for demonstrational purposes and should not be relied upon as exact representations of the finished properties.

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

Simon Blyth
ESTATE AGENTS

MAIN CONTACTS

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