



4 Bed

Land - Building Plot
located in
Hemsworth

Offers In Excess Of
£650,000



enfields

Pontefract Road
Hemsworth
WF9 5LW

****OPPORTUNITY FOR PLANNING-LED UPLIFT IN VALUE**SUITABLE FOR A VARIETY OF FUTURE USES,
SUBJECT TO PLANNING****

A unique and increasingly rare opportunity to acquire a substantial landholding comprising mature woodland and grounds in an outstanding private setting, with future potential, investment appeal, and possible development prospects subject to the necessary consents.

The land at The Beeches forms part of a remarkable overall holding and offers buyers the chance to secure a site with genuine flexibility and long-term appeal. The woodland itself provides an exceptional natural setting, making it attractive not only from a lifestyle perspective, but also from an investment and strategic land point of view.

Of particular interest is the potential for the wider holding to be considered as three separate elements, comprising:

A detached house with its own garden grounds
Two individual woodland parcels.

This structure may appeal to a range of purchasers including investors, land buyers, developers, and those exploring future planning opportunities.

The land is currently being offered as part of a wider premium opportunity and should be viewed as a significant asset with exciting possibilities for the future. Whether acquired for private ownership, strategic investment, or longer-term planning ambitions, The Beeches presents a compelling proposition in a market where opportunities of this scale and nature are exceptionally limited.

A site of this nature is rarely available, and The Beeches offers purchasers the opportunity to secure something genuinely special with both immediate appeal and future upside.

Entrance Porch
4'11" x 6'11"

Enter through wooden door to side aspect, tiled flooring, windows to front and side aspects and a composite door with double glazed opaque window panel leading through to inner hallway.

Inner Hallway
7'10" x 7'7"

Having a gas central heating radiator, stairs leading to first floor landing, useful understairs storage cupboard with a UPVC double glazed window to side aspect and doors leading into other rooms.

Lounge
18'1" x 11'10"

A large space with gas central heating radiators, UPVC double glazed windows to front and side aspects, an electric fireplace with a feature built-in brick surround and TV unit, a full length wall with customer wood panelling dining lounge and dining room, opening through to dining room.

Dining Room
10'6" x 11'10"

Gas central heating radiator, UPVC double glazed windows to side aspect and a door leading through to kitchen.

Kitchen
19'0" x 10'6"

Matching high and low level storage units with tiled work surfaces over and matching splash backs, inset stainless steel sink with drainer and chrome mixer tap, space for full size cooker and grill, space for fridge freezer, gas central heating radiator, UPVC double glazed windows to side aspect and door leading through to rear entrance hallway.

Rear Entrance Hallway
2'7" x 6'7"

UPVC door with double glazed opaque window panel to side aspect, doors leading through to family room and downstairs W/C.

Downstairs W/C
5'7" x 6'7"

Two piece suite comprising of a low level W/C and a wall mounted hand wash basin with chrome taps and tiled splash back, space and plumbing for washing machine, UPVC double glazed windows to rear and side aspects.

Family Room
8'10" x 15'9"

UPVC double glazed windows to rear and side aspects and gas central heating radiators.

First Floor Landing

UPVC double glazed window to side aspect, a gas central heating radiator, loft access and doors leading into other rooms.

Bedroom One

15'5" x 11'10"

Built-in wardrobes, UPVC double glazed windows to front and side aspect and gas central heating radiator.

Bedroom Two

13'1" x 11'10"

Built-in wardrobes and storage, UPVC double glazed window to side aspect and gas central heating radiator.

Bedroom Three

8'10" x 10'10"

UPVC double glazed window to side aspect and gas central heating radiator.

Bedroom Four

7'7" x 7'3"

UPVC double glazed window to front aspect, built-in storage cupboard and gas central heating radiator.

House Bathroom

7'3" x 6'11"

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with chrome taps and a walk-in electric shower, tiled walls and floors throughout, a wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to side aspect.

Outside

Front of the property has a large private driveway with gardens mainly laid to lawn on either side, access to the property grounds through a timber gate which consist of an expansive garden to the side of the house, well maintained and mainly laid to lawn, mature bushes, shrubs and trees throughout, a feature unused pond, timber fencing to boundaries and made private with tall conifers. The garden stretches to the rear of the house where there is a stone patio area ideal for seating and entertaining, a carport and an outside water supply. Additionally, there is a large woodland area which has numerous workshops, pens and storage sheds. Adjoining the house there is stone steps leading up to a static home which is fully equipped to live in with a timber raised decking area and a small garden area which is mainly laid to lawn. This property can park a magnitude of cars with its large driveway stretching around the side of the house and a detached garage with power, lighting and an up and over door.

Disclaimer

If the site is developed for building - an uplift will be payable (TBC via Solicitors)

Property Details: D1



4



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3



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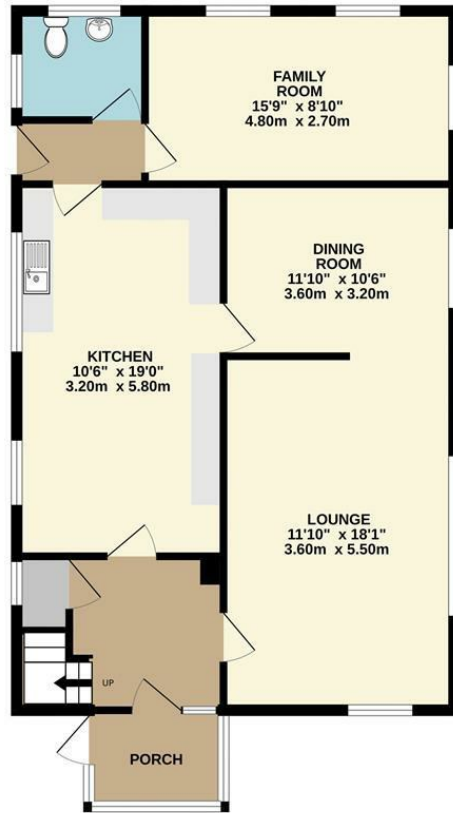
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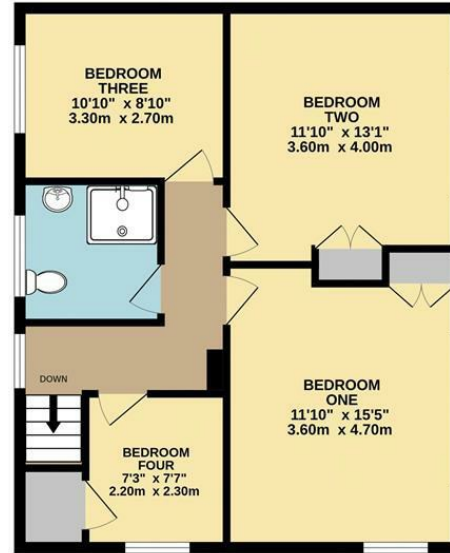
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GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

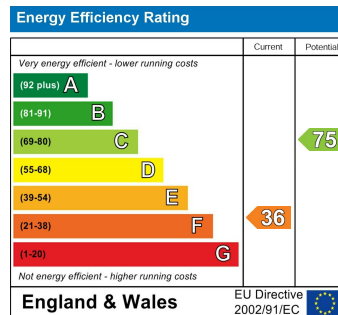


1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.6 sq.m.) approx.

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.
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