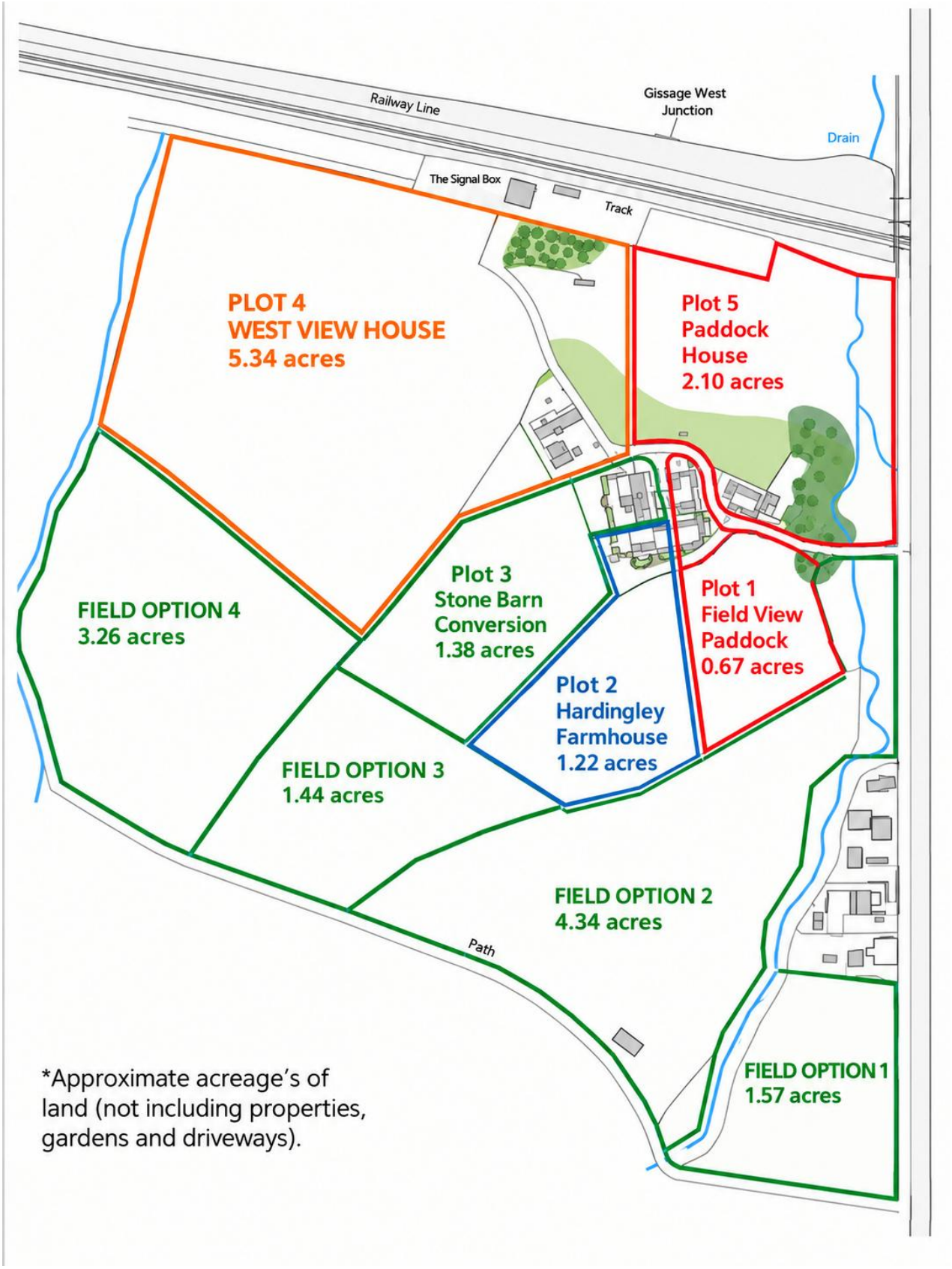
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PADDOCK HOUSE, BUILDING PLOT (5) HARDINGLEY FARM, SHELLEY, HUDDERSFIELD

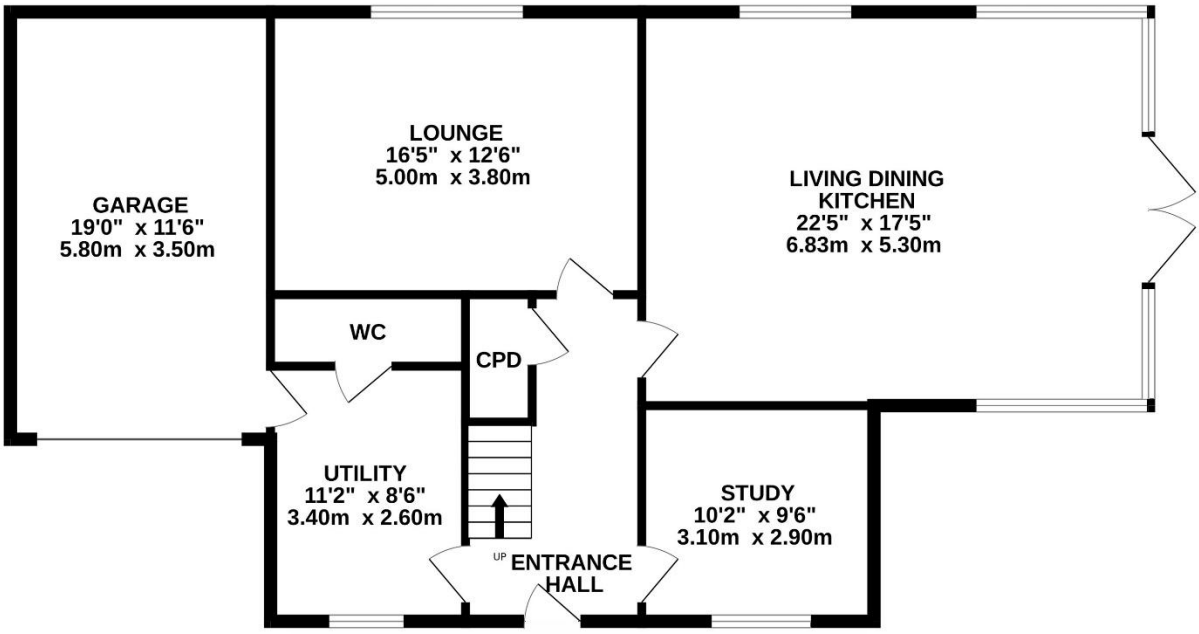




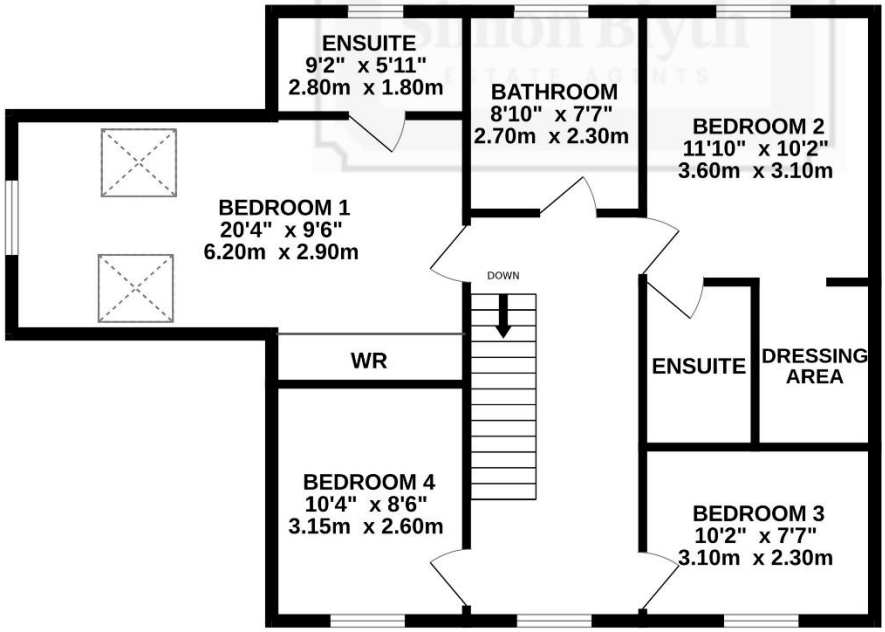


With planning consent for two new homes and the conversion of three each with land and further fields available.

GROUND FLOOR



1ST FLOOR



PLOT 5

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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PROPERTY DESCRIPTION

Standing in approximately 2.25 acres, Plot Five occupies a particularly beautiful position, enjoying lovely views across its own land and woodland, with a stream passing through this attractive part of the development.

The architects have carefully designed a home of classical style, combining traditional character with modern living, creating a property which sits beautifully within its rural surroundings.

The proposed accommodation includes an entrance hall, study, superb living/dining kitchen with glazed bay overlooking the views, lounge, utility room, downstairs w.c., integral garage and four bedrooms, two of which benefit from en-suite facilities, together with a house bathroom.

Externally, the property enjoys a good-sized driveway and parking area, delightful gardens, paddock and woodland measuring approximately 2.1 acres. Further adjoining fields are available by separate negotiation, with Field Option Two being particularly well suited to Plot Five for purchasers wishing to acquire additional land.

The development will require a brand-new water treatment plan principally underground for sewage and above ground a top water pond both will be positioned in the field within plot 5.

Paddock House 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.

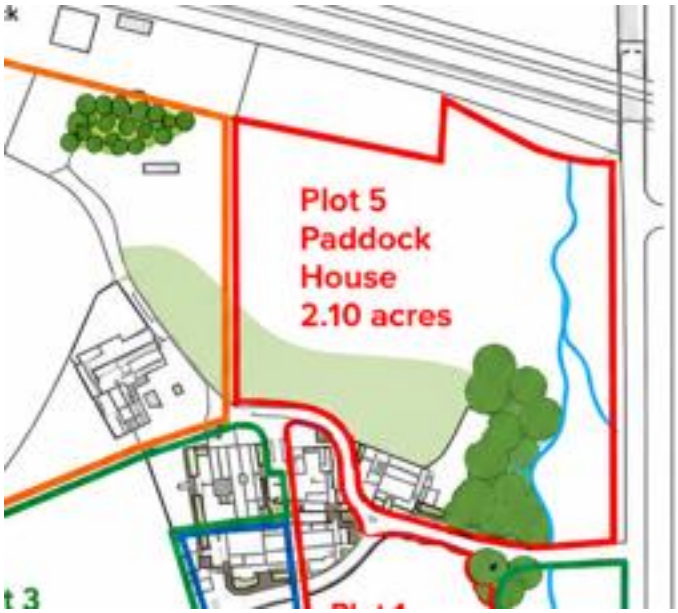
All works within the boundaries will be the responsibility of the purchaser.

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.

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 27th November 2026

Best & Final Offers over £300,000



Paddock House

Standing in approximately 2.1 acres of land, Plot Five is a beautifully designed home which takes full advantage of its exceptional location.

Enjoying lovely views across its own land, woodland and the stream which passes through this particularly attractive part of the development, the property occupies a delightful and private setting.

The architects have taken great care to create a home of classical design, combining traditional proportions and character with modern living requirements, resulting in a property measuring approximately 1600 sq ft which will sit beautifully within its rural surroundings.

The accommodation briefly comprises: entrance hall, study, fabulous living/dining kitchen with glazed bay window overlooking the surrounding views, lounge, utility room, downstairs w.c., personal door providing access to the garage, four bedrooms, principal bedroom with en-suite facilities, bedroom two with en-suite facilities and house bathroom.

Externally, the property benefits from a good-sized driveway and parking area, together with delightful gardens, a paddock and an area of woodland.

Further fields are available by separate negotiation and can be acquired to complement the properties within the development. Field Option Two would be particularly well suited to Plot Five for purchasers seeking additional land.

This is a particularly attractive opportunity to acquire a beautifully designed country home in an outstanding rural setting, with its own land, woodland and stream, together with the opportunity to acquire further adjoining land.

SITE PLAN



PROPOSED PLANS



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION





ADDITIONAL INFORMATION

EPC rating –
Property tenure – Freehold
Local authority – Kirklees
Council tax band –

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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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



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