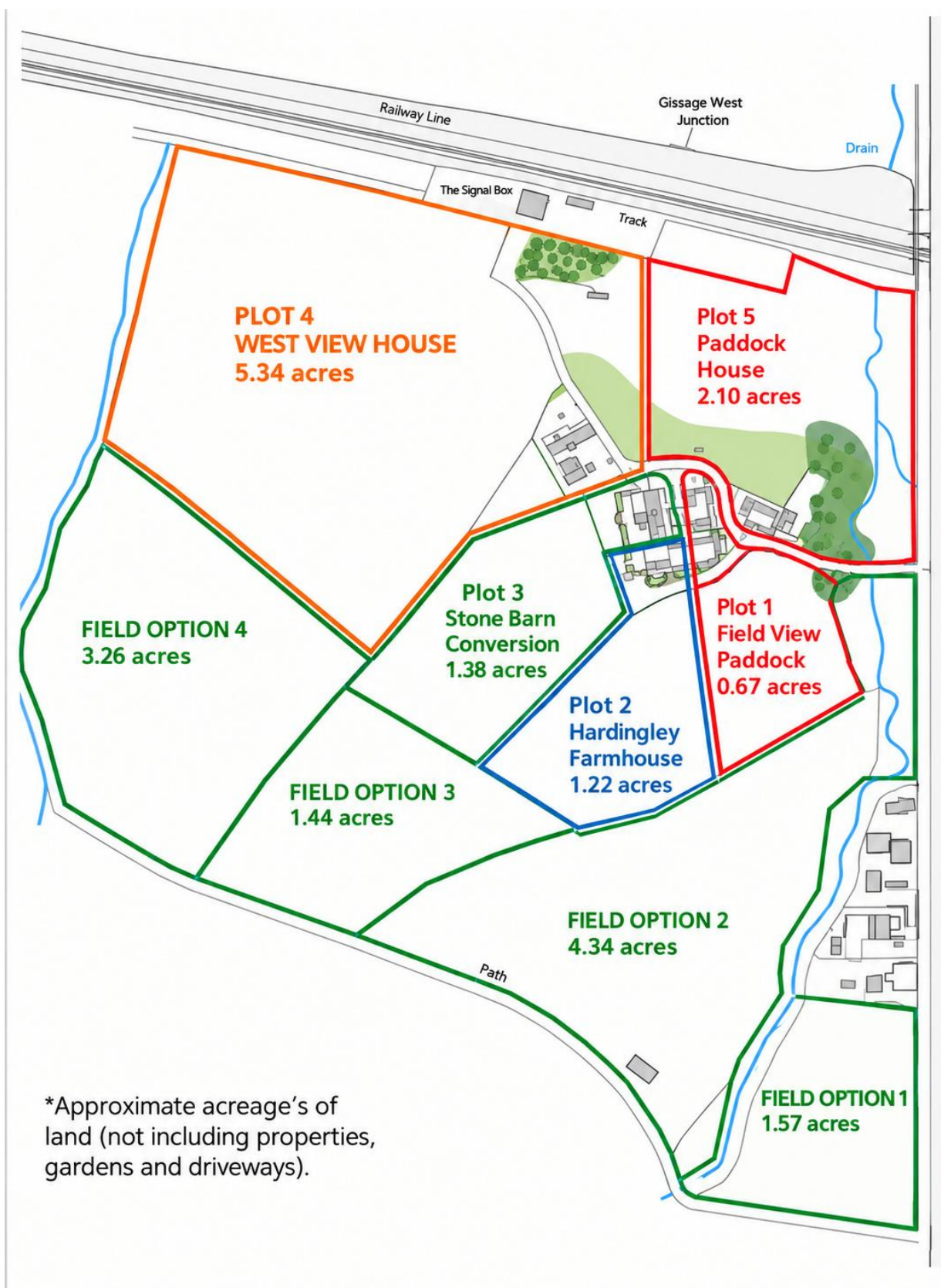




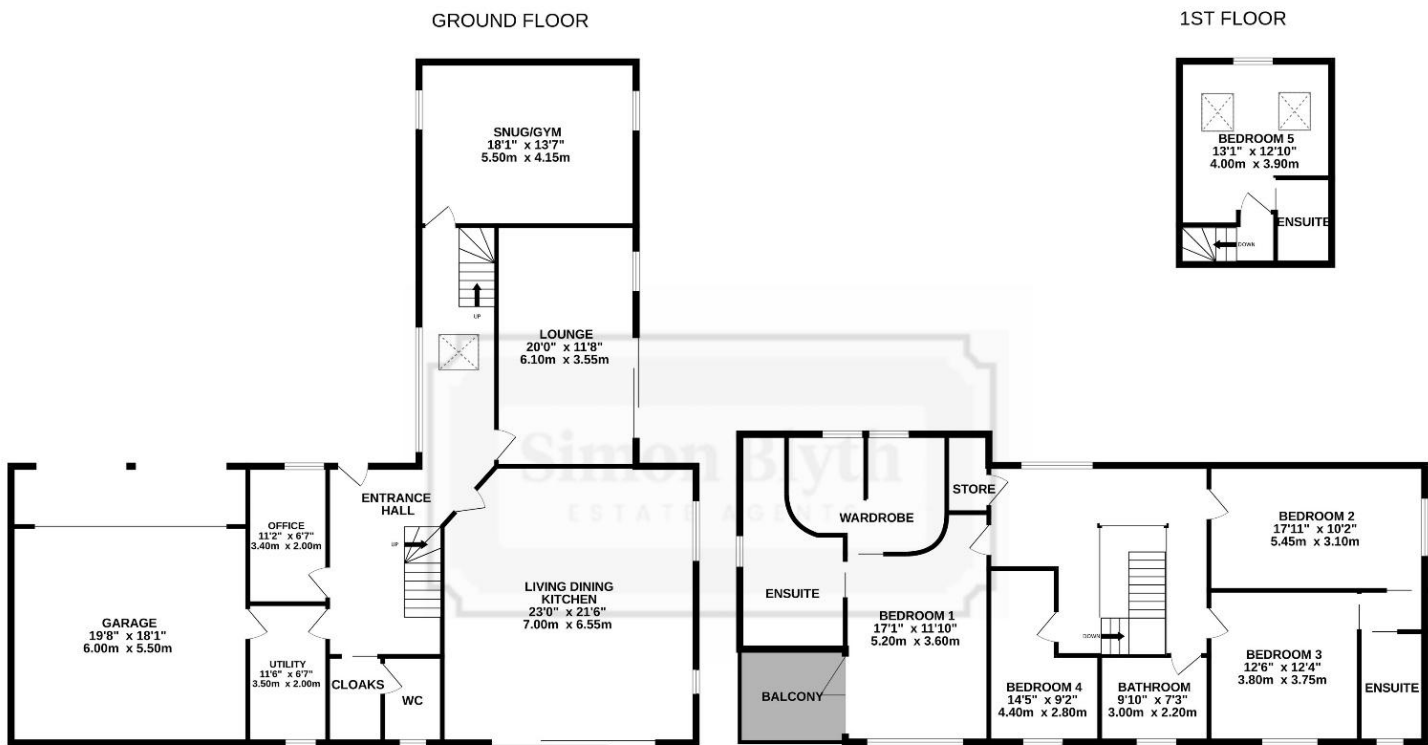
WEST VIEW HOUSE, BUILDING PLOT (4), HARDINGLEY FARM, SHELLEY, HUDDERSFIELD





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

PROPOSED FLOORPLAN



PLOT 4

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

Occupying an exceptional rural position with fabulous far-reaching countryside views, this outstanding building plot offers a rare opportunity to create a superb new country residence.

Planning consent has been granted for the demolition of the existing concrete barn and its replacement with an architect-designed, L-shaped dwelling, thoughtfully conceived to combine the character and proportions of a traditional barn with a stylish contemporary finish.

The proposed residence provides exceptionally spacious and versatile accommodation, including an impressive entrance hall with gallery landing, home office, downstairs W.C., superb open-plan living/dining kitchen, utility room, large lounge and a further sitting room/guest bedroom/snug.

To the first floor are five bedrooms, including a principal bedroom with dressing room and en-suite, together with two further en-suite bedrooms and a house bathroom. A secondary staircase provides access to the fifth bedroom, creating additional privacy and flexibility.

The property also benefits from an integral double garage with direct access into the house. The proposed dwelling is set within approximately 5.67 acres of land, with further adjoining land available by separate negotiation.

West View 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.

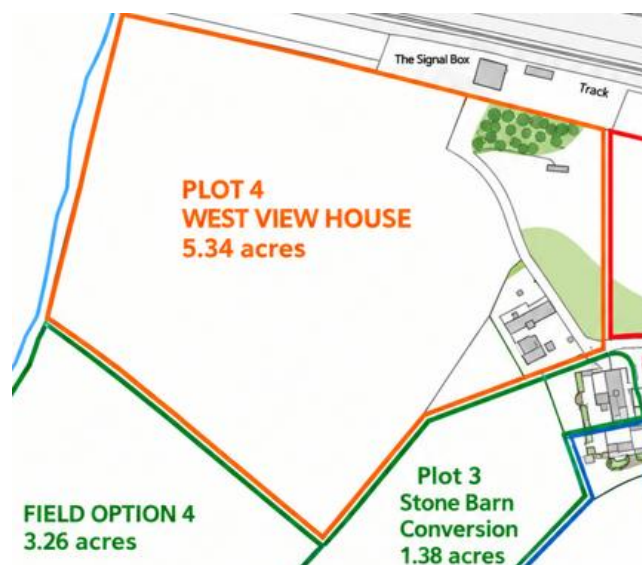
All works within the boundaries will be the responsibility of the purchaser.

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 £450,000



West View House

Occupying a fabulous position overlooking a large amount of land, planning consent has been granted for the demolition of the existing concrete barn and its replacement with a brand-new, stylishly designed dwelling measuring approximately 2300 sq ft.

The architects have produced an exceptional design which takes inspiration from a traditional barn while incorporating a contemporary and highly stylish approach. The proposed L-shaped property occupies a stunning position with fantastic rural views and enjoys an enviable setting within the surrounding countryside.

Proposed Accommodation

The proposed ground-floor accommodation briefly comprises: Entrance Hall with staircase rising to a gallery-style first-floor landing, home office, downstairs w.c, superb open-plan living/dining kitchen, utility room, large lounge, second sitting room / potential guest bedroom / snug. The first floor provides five bedrooms, arranged as follows: principal bedroom with delightful dressing room and fabulous en-suite facilities, bedroom two, bedroom three with en-suite facilities, bedroom four, bedroom five with en-suite facilities and house bathroom. Four of the bedrooms are accessed from the principal staircase and gallery landing, with the fifth bedroom being approached via a secondary staircase, providing an additional degree of privacy and flexibility.

Garage

The property also benefits from an integral double garage, with a personal door providing direct access into the house.

Beautifully designed and occupying a stunning position, this fabulous building plot is offered for sale with approximately 5.34 acres of land, with further adjoining land also available by separate negotiation.

SITE PLAN



PROPOSED PLANS



FIELD OPTION 4



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

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

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