

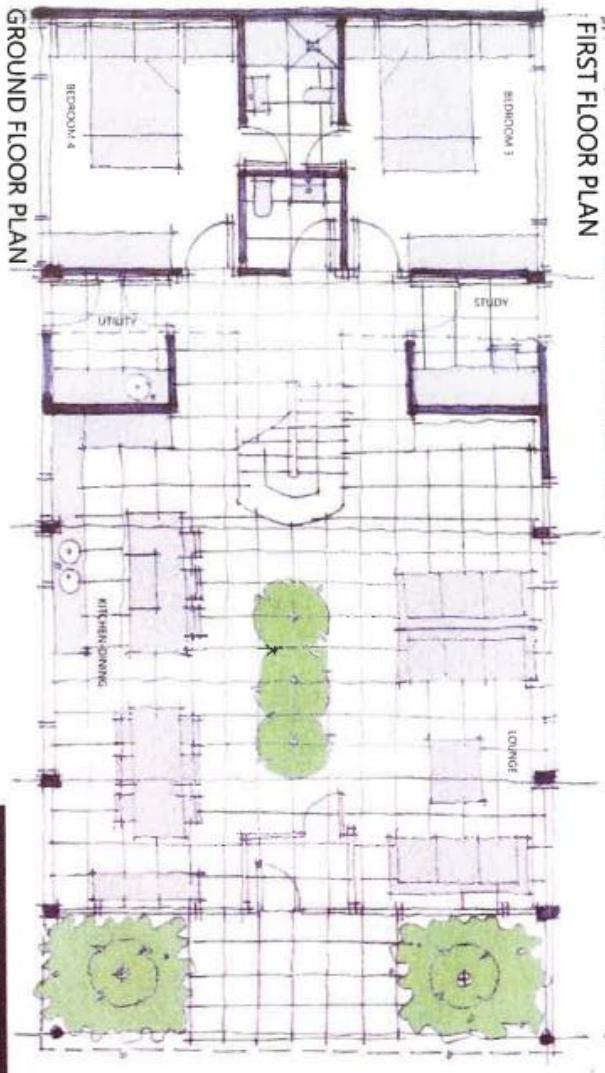


Simon Blyth

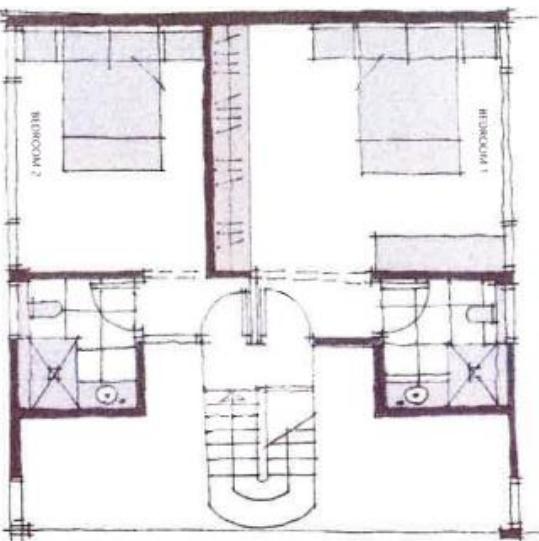
ESTATE AGENTS

BARN 3, SPRING LODGE FARM, NORTHFIELD LANE, CRIDDLING STUBBS, KNOTTINGLEY, WF11 0AW

BARN 3



FIRST FLOOR PLAN



SPRING LODGE FARM
CONCEPT PLANS AUGUST 2022

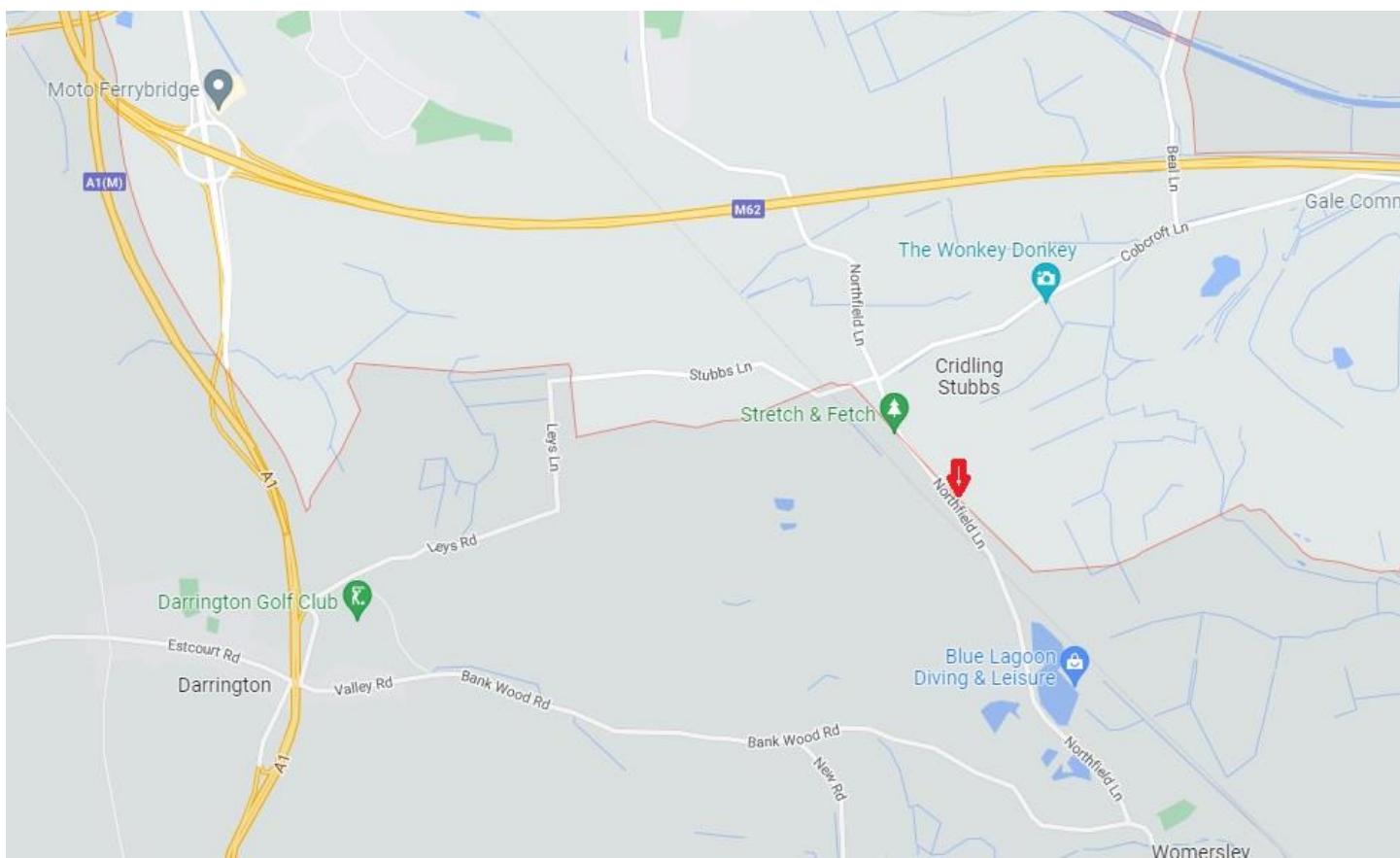
PROPERTY DESCRIPTION

BARN 3 IS A REMARKABLE BARN, BEING STEEL FRAMED. THE CONVERSION OF THIS COULD, SUBJECT OF COURSE TO THE NECESSARY CONSENTS, COMPRIZE OF A VERY EXCITING LAYOUT AND DESIGN. THIS BEING DRAWN BY OUR ARCHITECT, SHOWS A FABULOUS CATHEDRAL STYLE ENTRANCE WITH FULL HEIGHT UP TO THE VERY ROOF HEIGHT ON DISPLAY THROUGHOUT ALL OF THE LIVING SPACE AND TWO STOREY BEDROOM BLOCK TO THE REAR WITH OVERLOOKING GALLERIED BALUSTRADED AREAS. THE DEVELOPMENT WOULD BE FABULOUS AND TAKE FULL ADVANTAGE OF THE BARN'S FABULOUS POSITION, BEING ADJACENT TO THE FIELDS AND ON THE FRINGE OF THIS FORMER FARMYARD. THE ACCOMMODATION BRIEFLY COMPRIMES COVERED AREA WITH FULL HEIGHT CEILING, DOORWAY THROUGH TO THE ENTRANCE LOBBY LEADING THROUGH TO STUNNING LIVING, DINING, KITCHEN, LOUNGE OPEN AREA WITH ADJOINING UTILITY ROOM AND STUDY, TWO DOUBLE BEDROOMS WITH AN ADJOINING BATHROOM AND A SEPARATE W.C SERVING THE GROUND FLOOR ACCOMMODATION, STAIRCASE TO GALLERIED LANDING OVERLOOKING THE LIVING SPACE AND VIEWS OUT OVER THE FIELDS, TWO VERY LARGE DOUBLE BEDROOMS, BOTH SERVED BY EN-SUITES. WITH LARGE GARDENS AND GARAGING WHEN COMPLETED AND SUBJECT OF COURSE TO PLANNING PERMISSION, THIS BARN WOULD BE EXTREMELY DESIRABLE AND A RARE COMMODITY.

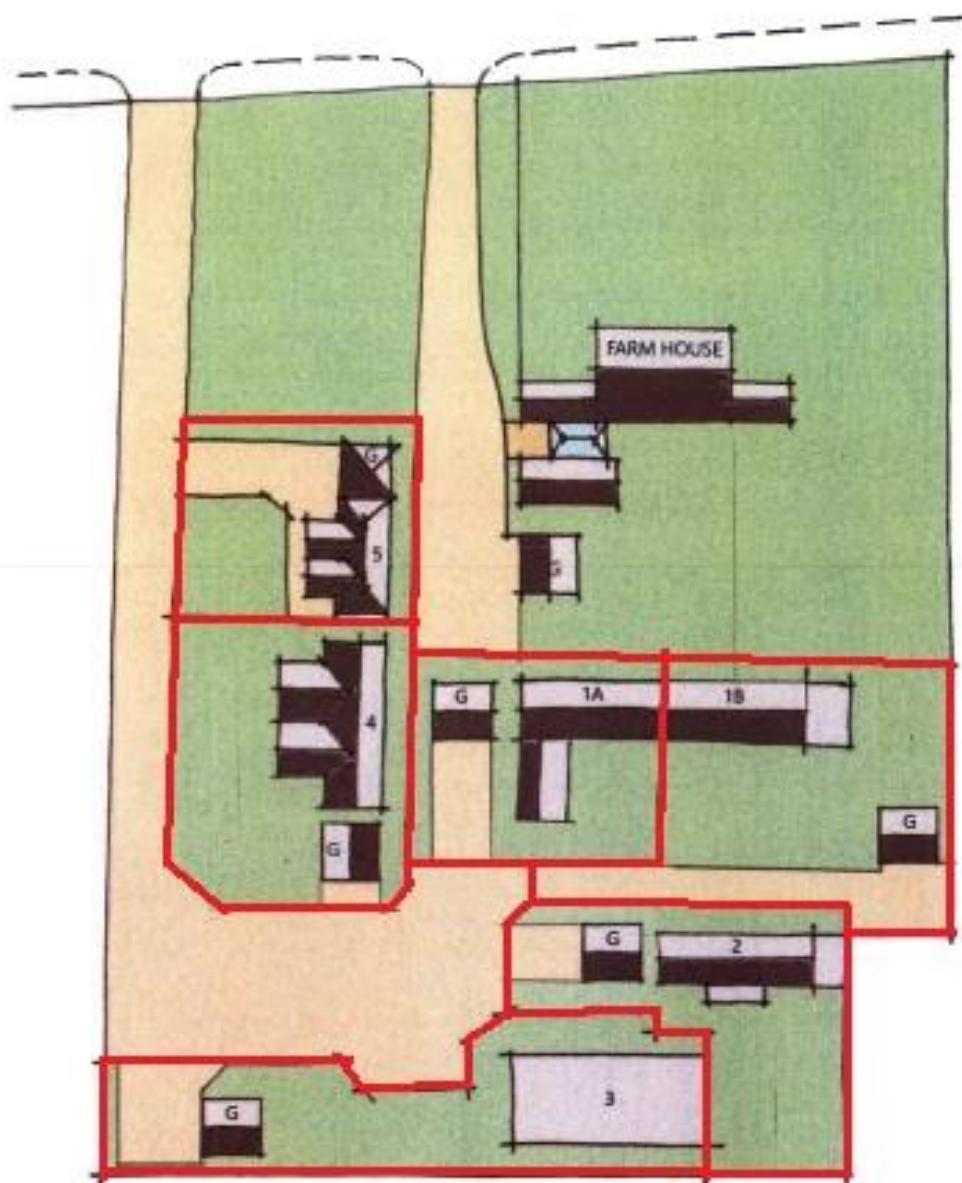
Please note this barn is positioned on the edge of a former farmyard having had various consents within the farmyard for previously approved developments, the farmyard is positioned superbly, close to the villages of Womersley and is a five minute drive from A1 and 11 minute drive from the M62.

All bids are to be submitted to the selling agent's office no later than 12 noon on Friday the 2nd of December 2022.

Best and Final Offers Over £200,000







PROPOSED SITE PLAN NTS

PLANNING

Please note the planning consent for the current layout has not yet been achieved and this would need submission by the intending purchaser, all plans are drawn for inspirational purposes only, previous consents have been granted and the commissioned architect is happy to discuss any further requirements with any other interested parties.

Planning permissions for various properties at the farm have achieved planning consents for conversion, in the past and some commencements have taken place. The artist impressions and site layout plan are a vision drawn by our retained architect and will require a further submission, also prospective buyers can purchase subject or not subject to planning.

The retained architect Angus Ellis is available for discussion at any time by interested parties, his contact details are WHp Architecture 01484 602377, and we anticipate no problems going forward with regards to the current plans drawn but these are obviously subject to the necessary consents.

LOCATION

The location is fabulous and is approximately eleven minutes away from the M62 and five minutes away from the A1. On the outskirts of the lovely village of Womersley, the barns occupy a former farmyard and are principally surrounded by delightful open fields and farmland. When completed, this hamlet style development will together with the former farmhouse be an exceptionally high-quality place to live.

ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

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

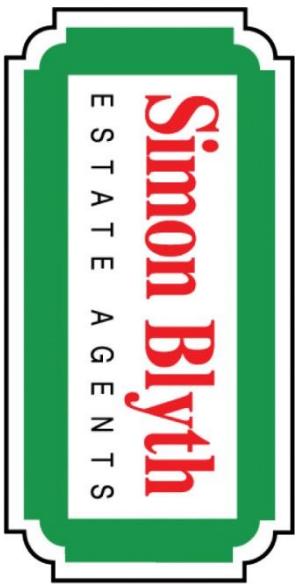
Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 20/10/2022

PROPERTY VIEWING NOTES -

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MAIN CONTACTS

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WWW.SIMONBLYTH.CO.UK

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