



PLOT NO.	HOUSE TYPE
1	F
2	C
3	C
4	D
5	D
6	E
7	E
8	B
9	B

- WILDFLOWER MEADOW MIX & CLOVER
- COLOURFUL LONG FLOWERING NATIVE SHRUBS
- NATIVE LOW LEVEL SHRUBS

- POS AMENITY GREENSPACE 427m²
- BIN PRESENTATION
- BIN STORAGE
- PROPOSED AFFORDABLE UNITS
- ROOF - CONCRETE INTERLOCKING TILES
- WALLS - NATURAL STONE

NO.	DESCRIPTION	UNIT	AREA
1	POS AMENITY GREENSPACE 427m ²	27	427.00
2	BIN PRESENTATION	28	10.00
3	BIN STORAGE	29	10.00
4	PROPOSED AFFORDABLE UNITS	30	10.00
5	ROOF - CONCRETE INTERLOCKING TILES	31	10.00
6	WALLS - NATURAL STONE	32	10.00
7	WILDFLOWER MEADOW MIX & CLOVER	33	10.00
8	COLOURFUL LONG FLOWERING NATIVE SHRUBS	34	10.00
9	NATIVE LOW LEVEL SHRUBS	35	10.00
10	EVERGREEN HEDGES TO SOUTHERN PLOT BOUNDARIES	36	10.00
11	LINK TO PROW VIA RAMP OVER PRIVATE DRIVE	37	10.00
12	DEFENSIVE NATIVE PLANTING TO BOUNDARY OF PLOT 1	38	10.00
13	STONE WALLING TO NORTHERN SITE BOUNDARY	39	10.00
14	1.5M HIGH STONE WALLING TO NORTHERN PLOT BOUNDARIES	40	10.00
15	STONE WALLING TO FRONT OF PLOTS 6-9	41	10.00
16	STONE WALLING TO FRONT OF PLOTS 6-9	42	10.00
17	STONE WALLING TO FRONT OF PLOTS 6-9	43	10.00
18	STONE WALLING TO FRONT OF PLOTS 6-9	44	10.00
19	STONE WALLING TO FRONT OF PLOTS 6-9	45	10.00
20	STONE WALLING TO FRONT OF PLOTS 6-9	46	10.00
21	STONE WALLING TO FRONT OF PLOTS 6-9	47	10.00
22	STONE WALLING TO FRONT OF PLOTS 6-9	48	10.00
23	STONE WALLING TO FRONT OF PLOTS 6-9	49	10.00
24	STONE WALLING TO FRONT OF PLOTS 6-9	50	10.00
25	STONE WALLING TO FRONT OF PLOTS 6-9	51	10.00
26	STONE WALLING TO FRONT OF PLOTS 6-9	52	10.00
27	STONE WALLING TO FRONT OF PLOTS 6-9	53	10.00
28	STONE WALLING TO FRONT OF PLOTS 6-9	54	10.00
29	STONE WALLING TO FRONT OF PLOTS 6-9	55	10.00
30	STONE WALLING TO FRONT OF PLOTS 6-9	56	10.00
31	STONE WALLING TO FRONT OF PLOTS 6-9	57	10.00
32	STONE WALLING TO FRONT OF PLOTS 6-9	58	10.00
33	STONE WALLING TO FRONT OF PLOTS 6-9	59	10.00
34	STONE WALLING TO FRONT OF PLOTS 6-9	60	10.00
35	STONE WALLING TO FRONT OF PLOTS 6-9	61	10.00
36	STONE WALLING TO FRONT OF PLOTS 6-9	62	10.00
37	STONE WALLING TO FRONT OF PLOTS 6-9	63	10.00
38	STONE WALLING TO FRONT OF PLOTS 6-9	64	10.00
39	STONE WALLING TO FRONT OF PLOTS 6-9	65	10.00
40	STONE WALLING TO FRONT OF PLOTS 6-9	66	10.00
41	STONE WALLING TO FRONT OF PLOTS 6-9	67	10.00
42	STONE WALLING TO FRONT OF PLOTS 6-9	68	10.00
43	STONE WALLING TO FRONT OF PLOTS 6-9	69	10.00
44	STONE WALLING TO FRONT OF PLOTS 6-9	70	10.00
45	STONE WALLING TO FRONT OF PLOTS 6-9	71	10.00
46	STONE WALLING TO FRONT OF PLOTS 6-9	72	10.00
47	STONE WALLING TO FRONT OF PLOTS 6-9	73	10.00
48	STONE WALLING TO FRONT OF PLOTS 6-9	74	10.00
49	STONE WALLING TO FRONT OF PLOTS 6-9	75	10.00
50	STONE WALLING TO FRONT OF PLOTS 6-9	76	10.00
51	STONE WALLING TO FRONT OF PLOTS 6-9	77	10.00
52	STONE WALLING TO FRONT OF PLOTS 6-9	78	10.00
53	STONE WALLING TO FRONT OF PLOTS 6-9	79	10.00
54	STONE WALLING TO FRONT OF PLOTS 6-9	80	10.00
55	STONE WALLING TO FRONT OF PLOTS 6-9	81	10.00
56	STONE WALLING TO FRONT OF PLOTS 6-9	82	10.00
57	STONE WALLING TO FRONT OF PLOTS 6-9	83	10.00
58	STONE WALLING TO FRONT OF PLOTS 6-9	84	10.00
59	STONE WALLING TO FRONT OF PLOTS 6-9	85	10.00
60	STONE WALLING TO FRONT OF PLOTS 6-9	86	10.00
61	STONE WALLING TO FRONT OF PLOTS 6-9	87	10.00
62	STONE WALLING TO FRONT OF PLOTS 6-9	88	10.00
63	STONE WALLING TO FRONT OF PLOTS 6-9	89	10.00
64	STONE WALLING TO FRONT OF PLOTS 6-9	90	10.00
65	STONE WALLING TO FRONT OF PLOTS 6-9	91	10.00
66	STONE WALLING TO FRONT OF PLOTS 6-9	92	10.00
67	STONE WALLING TO FRONT OF PLOTS 6-9	93	10.00
68	STONE WALLING TO FRONT OF PLOTS 6-9	94	10.00
69	STONE WALLING TO FRONT OF PLOTS 6-9	95	10.00
70	STONE WALLING TO FRONT OF PLOTS 6-9	96	10.00
71	STONE WALLING TO FRONT OF PLOTS 6-9	97	10.00
72	STONE WALLING TO FRONT OF PLOTS 6-9	98	10.00
73	STONE WALLING TO FRONT OF PLOTS 6-9	99	10.00
74	STONE WALLING TO FRONT OF PLOTS 6-9	100	10.00

Land at, Fullwood Drive, Golcar
Huddersfield

Offers in Region of **£750,000**

ACUMEN
Designers & Architects

MR 5 ARMTAGE

FULWOOD DRIVE GOLCAR

Land at, Fullwood Drive

Golcar, Huddersfield

Preliminary notice with planning permission pending, a site of just over an acre on a pleasant cul-de-sac with views over the valley.

The proposed site will comprise of 12 houses in total with one three storey detached, three pairs of three storey semi-detached with integral garage, a block of three, two storey town houses and a pair of affordable semi detached.

The development is well placed for local shops and schools within Golcar and neighbouring villages, railways station in Slaithwaite and accessible for town centre and M62 linking East Lancashire to West Yorkshire.

Plans and supporting documents can be found online under Kirklees Planning applications, App Number: 2021/62/93621/W.

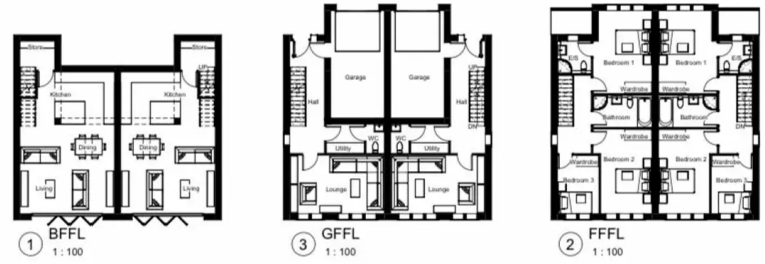
Tenure: Freehold







Site layout dimensions should be used.
Spatial dimensions should be checked with the Architect.
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ACUMEN
Designers & Architects

MR S ARMITAGE
FULWOOD DRIVE GOLCAR

2673 (106)14 B

HOUSE TYPE D PLANS & ELEVATIONS

1:100 @ A2 MAR 22 HB JC



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Designers & Architects

MR S ARMITAGE
FULWOOD DRIVE GOLCAR

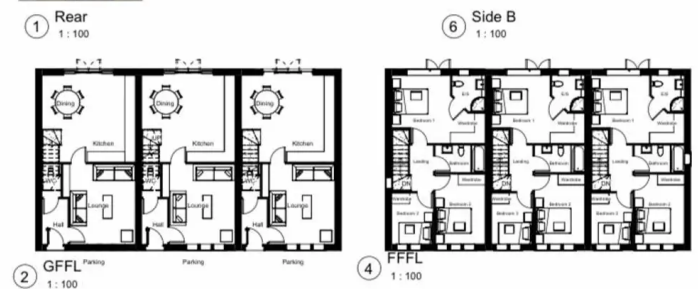
2673 (106)14 B

13 PLOT DEVELOPMENT SITE PLAN & VIEW

1:200 @ A1 MAR 22 HB JC



Site layout dimensions should be used.
Spatial dimensions should be checked with the Architect.
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MR S ARMITAGE
FULWOOD DRIVE DRIVE

2673 (106)11 A

HOUSE TYPE B PLANS & ELEVATIONS

1:100 @ A2 FEB 23 HB JC



PLOT NO.	HOUSE TYPE
1	P
2	C
3	C
4	D
5	D
6	E
7	E
8	B
9	B
10	B
11	A
12	A

- PROB AGENCY GREENSPACE ATSP
- BIN PRESENTATION
- BIN STORAGE
- PROPOSED AFFORDABLE UPGTS
- ROOF CONCRETE INTERLOCKING TILES
- WALLS NATURAL STONE
- WILDFLOWER MEADOW MIX & CLOVER
- COLOURFUL LOW FLOWERING NATIVE SHRUBS
- NATIVE LOW LEVEL SHRUBS
- PROPOSED NATIVE TREE
- BIN COLLECTION POINT

ACUMEN
Designers & Architects

MR S ARMITAGE
FULWOOD DRIVE GOLCAR

2673 (106)11 L

PROPOSED SITE PLAN & 3D VIEW

1:200 @ A1 DEC 22 HB JC

ADDITIONAL DETAILS

DIRECTIONS

Using satellite navigation enter the postcode HD7 4JH

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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

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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 TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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