

**Simon Blyth**

ESTATE AGENTS



**LOT TWO, HARDINGLEY FARM, COPLEY LANE, SHELLEY, HD8 8LZ**

## PROPERTY DESCRIPTION

\*\*\*OPEN TO VIEW SUNDAY 18<sup>TH</sup> MAY & SUNDAY 25<sup>TH</sup> MAY BETWEEN 2-4PM\*\*\*

A BEAUTIFUL BLOCK OF LAND MEASURING APPROXIMATELY 12.1 ACRES, SUITABLE FOR A VARIETY OF USES AND HAVING ROAD FRONTAGE WITH GOOD ACCESS OFF COBLEY LANE. IT IS ALSO SERVED BY A LARGE, DETACHED PERIOD BUILDING KNOWN AS THE BATH HOUSE BARN WHICH HAS AN INTERESTING HISTORY. THE LAND IS WELL BOUNDARIED WITH SOME ATTRACTIVE AND WELL-MAINTAINED DRY-STONE WALLS AND IS SET IN A DELIGHTFUL LOCATION.

**Offers around £300,000**

Lot 2 Hardingley Farm, Copley Lane, Shelley, HD8 8LZ

## BATH HOUSE BARN

Bath House Barn is subject to an uplift clause. The owners wish to put an uplift clause on this property if it is converted into a separate dwelling within a 30-year period. There is a 30% uplift clause based on its current value being approximately £40,000.



## FIELDS





## FOOTPATH

For those who might consider gaining permission to reroute the footpath, the architects have drawn what might be considered a suitable route. Plans available from the selling agent's office.

## ADDITIONAL INFORMATION

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees

Council tax band – N/A

## 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)

## COPYRIGHT

Unauthorised reproduction prohibited.

## 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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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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