

**Simon Blyth**  
E S T A T E   A G E N T S



**BUILDING PLOT, HOLMFIRTH ROAD, SHEPLEY, HD8 8BB**

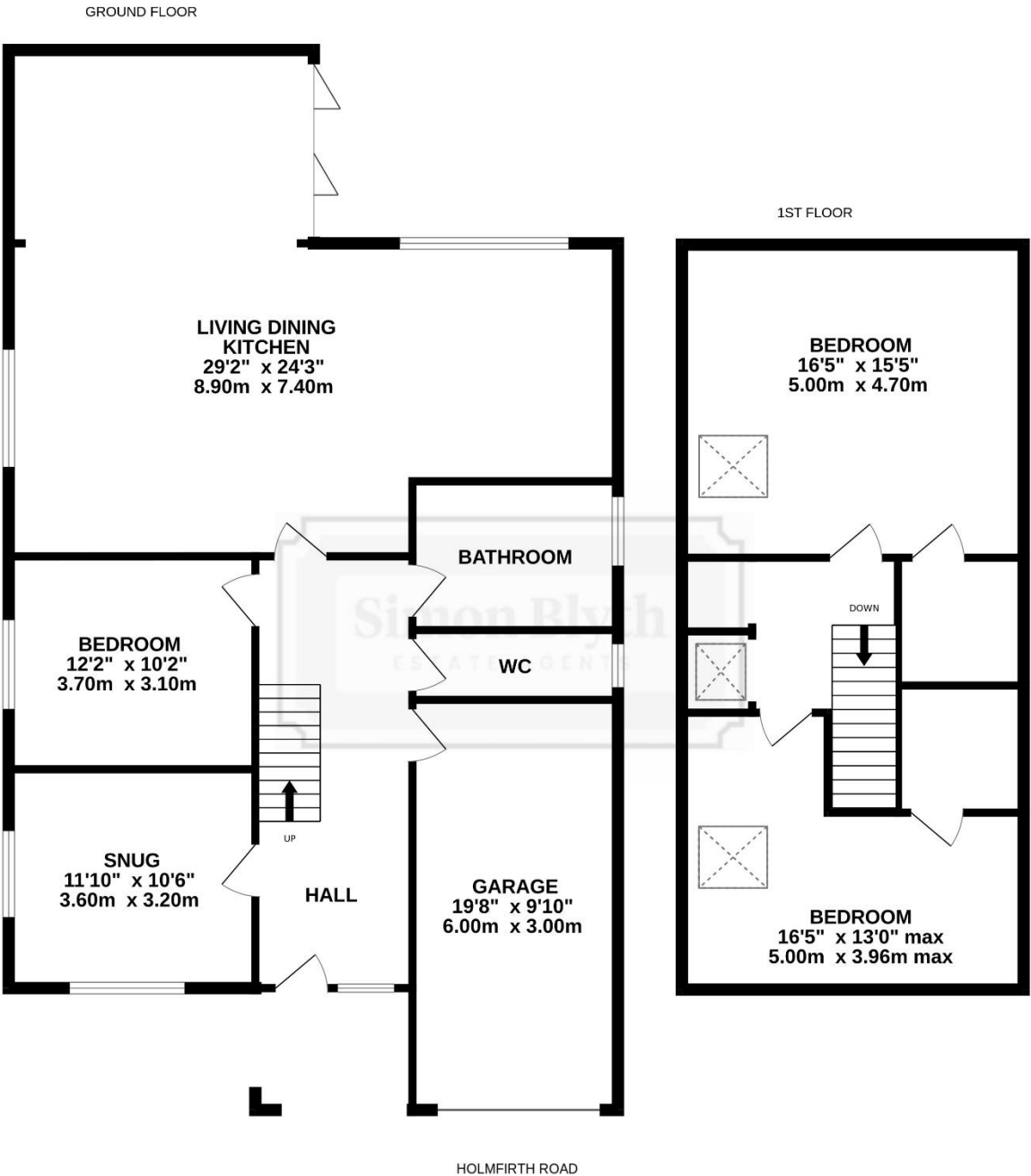


## PROPERTY DESCRIPTION

We offer for sale a garden plot with consent for the building of a two-storey detached dwelling with a three / four bedroomed layout. The home has a driveway, pleasant gardens with mature boundaries and integral garage. The purchaser can build a home to their specification. There are approved plans and further plans drawn with an alternative layout. This shows a fabulous large living dining kitchen, a snug / second sitting room, ground floor bedroom, ground floor bathroom, separate w.c. all off an entrance hallway. To the first floor there is a landing and two double bedrooms. The choice is yours with regards to how to lay out the rooms in this lovely position close to local facilities and in a small cul-de-sac of similar, stylish, well-built homes. The opportunity here to create a home to your specifications and standards is rare to find. In a pleasant location within a cluster of currently three properties. The home is close to local amenities and has superb commutability.

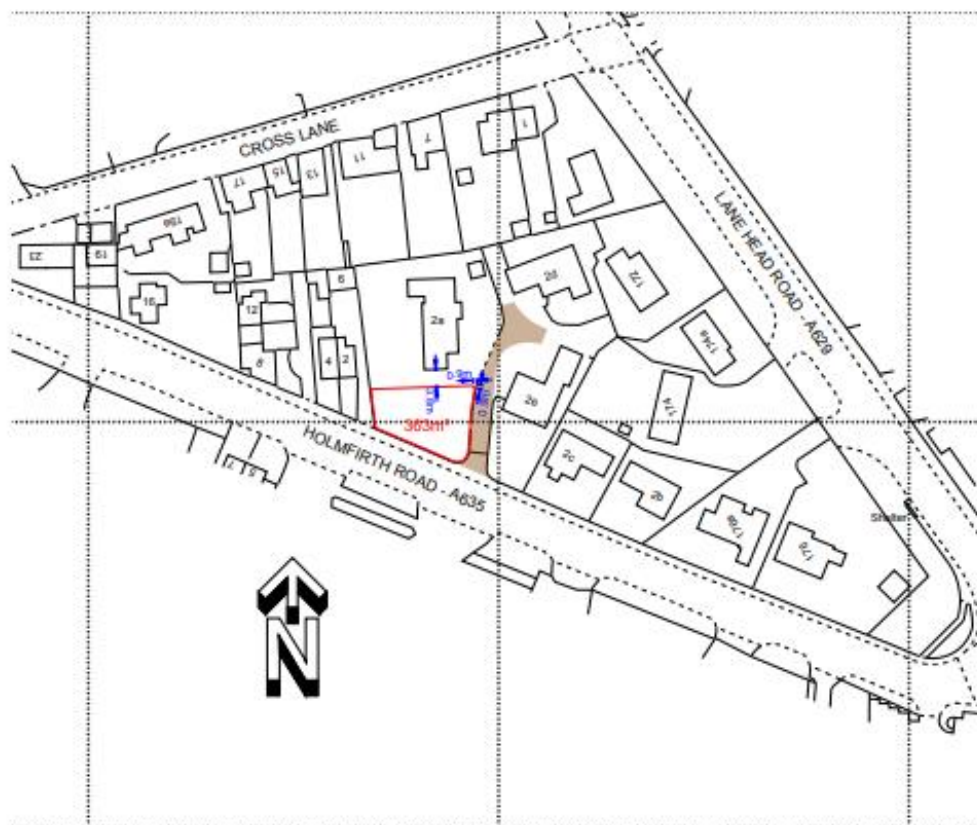
**Offers Around £200,000**

PROPOSED FLOOR LAYOUT PLAN



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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All measurements shown are provided by a local architect and are considered as approximate.











**Front Elevation (East Facing)**  
1 : 100



**Side Elevation (North Facing)**  
1 : 100



**Side Elevation (South Facing)**  
1 : 100



**Rear Elevation (West Facing)**  
1 : 100







### **ADDITIONAL INFORMATION**

Please note the three properties in the cluster of homes have all been built on Raft Construction.

### **ADDITIONAL INFORMATION**

EPC rating – N/A

Property tenure – Freehold

Local authority – Kirklees Council

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)

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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.

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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 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

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### MAIN CONTACTS

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

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