A RARE AND UNIQUE OPPORTUNITY TO ACQUIRE A RURAL BARN CONVERSION WITH PLANNING PERMISSION TO EXTEND AND CREATE A FABULOUS FOUR BEDROOM SEMI-DETACHED HOME WITH AN INTEGRAL GARAGE. SET IN A SMALL HAMLET OF ONLY FOUR PROPERTIES IN HOLMFIRTH 'THE BARN' ALLOWS THE PROSPECTIVE BUYER TO COMBINE THE CURRENT ONE BEDROOM FLAT WITH BARN AND ATTACHED ROOMS INTO A FANTASTIC HOME, LUXURIOUS HOME WITH UNRIVALLED VIEWS OF THE SURROUNDING COUNTRYSIDE AND VALLEY. THE BARN IS OFFERED WITH NO ONWARD CHAIN SO INTERNAL VIEWINGS ARE HIGHLY RECOMMENDED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE A FANTASTIC PROPERTY IN SUCH A HIGHLY DESIRABLE LOCATION. The property as it stands currently comprises of: entrance vestibule, barn, downstairs w.c, utility room, store room and attached garage to the ground floor. To the first floor the property holds the flat on the west wing: living room, kitchen, bedroom and bathroom, and two further rooms on the east wing (currently accessed via a separate staircase). Externally the property will have off road parking for a minimum of two vehicles, and a lawned garden with fantastic views of The Valley. CLOSING DATE FOR BIDS FRIDAY 19TH MAY 12PM.

Best and Final Offers Over £260,000.
THE FLAT

ENTRANCE HALL
Enter in to the property through a solid wooden double glazed front door in to the entrance vestibule, which has a staircase leading to the accommodation, tiled floor and a radiator. It also has a door which provides access to the utility room off of the barn.

LANDING
The staircase leads to the landing, which features a single glazed wooden window to the front elevation. There are doors leading to the kitchen, bedroom, water tank cupboard, living room and the house bathroom. The landing also benefits from exposed timber to the ceiling and access to the loft space.

LIVING ROOM
12'4" X 11'9" (3.76m X 3.58m)
The living room features four double glazed wooden windows to the rear elevation with a fantastic far reaching outlook of the valley and surrounding countryside. It features a fireplace with stone surround tiled hearth and wooden mantle over. It features wall light points, a radiator and an exposed timber to the ceiling.

KITCHEN
8' X 5'4" (2.44m X 1.63m)
The kitchen features a range of fitted wall and base units with work surfaces over, incorporating a single drainer sink unit with chrome mixer tap. There are double glazed windows to the front elevation, again benefitting from a far reaching view of the surrounding paddocks and the countryside. It features an electric cooker point, plumbing for a washing machine, a radiator and houses the central heating boiler. It also features tiled walls and a breakfast bar.

BEDROOM
11' X 10' (3.35m X 3.05m)
The bedroom features double glazed wooden windows to the rear elevation, again benefitting from far reaching views over the surrounding countryside. It features fitted wardrobes with additional storage and radiator. This is a double bedroom with additional space for free standing furniture.
HOUSE BATHROOM
5'5" X 7'3" (1.65m X 2.21m)
The house bathroom features a three piece suite comprising of a panelled bath with shower over, a pedestal wash hand basin and a low level W.C. It features a double glazed wooden window with obscure glass to the front elevation. Tiled walls with a radiator.

THE BARN

EAST WING
The 'East Wing' of the Barn can be accessed from the flat through a door in the entrance vestibule through the utility room.

UTILITY ROOM
12'6" X 4'10" (3.81m X 1.47m)
The utility room features plumbing for a washing machine, lighting and power points and tiled flooring.

THE BARN
29'6" X 18'2" (8.99m X 5.54m)
Gorgeous Yorkshire Stone flagged floor, three single glazed windows with arch to the rear elevation. There is lighting and power points and a door that leads to the downstairs W.C and a wooden single glazed door that leads to the front external.

WC
The W.C features a two piece suite comprising of a wash hand basin and a low level W.C and there is tiled flooring.

WEST WING OF THE BARN
The west wing of the barn cannot currently be accessed internally from the east wing in its current format. It is currently accessed externally via a solid wood cottage door via a Suffolk latch into a vestibule with a staircase leading to the first floor, a under stair storage and door leading into the store room.

STORE ROOM
9'3" X 6' (2.82m X 1.83m)
With shelving, flagged flooring, and ceiling light.

FIRST FLOOR LANDING
Taking the staircase to the first floor you reach the first floor landing which provides access to two further rooms
**WORKSHOP**  
10'4" X 11' 5" (3.15m X 3.35m 0.13m)  
Room one has previously been used as home office and workshop however can be utilised as a bedroom which features double glazed windows to the rear elevation and a radiator

**STORE ROOM**  
6'10" X 8' 2" (2.08m X 2.44m 0.05m)  
The store room can be used as a home office or single bedroom. It features double glazed wooden windows to the front elevation with deep sills, a radiator.

**GARAGE**  
11'2" X 12'4" (3.40m X 3.76m)  
The barn also benefits from an attached garage with roller shutter up and over door, single glazed windows to the side elevation, lighting and power points and an adjoin room which has been previously used as a home gym.

**RECREATIONAL ROOM**  
10" X 7" (0.25m X 0.18m)  
The recreational room adjoined from the garage features a double glazed wooden window to the rear elevation, lighting and power points

**OUTSIDE**  
Externally the barn benefits from a hard standing for off road parking and a lawned garden with fantastic far reaching views across the valley. PLEASE NOTE: The garden will extend into the flagged patio area, five flags from the retaining wall will become land belonging to the barn. Two flags from the patio doors will remain with the farm house.
ADDITIONAL INFO

PROSPECTIVE FLOOR-PLAN

GROUND FLOOR

SNUG
LOUNGE
DINING ROOM
KITCHEN
GARAGE

1ST FLOOR

BEDROOM
BEDROOM
BEDROOM
BEDROOM

BATHROOM
ENSUITE

THE BARN - PROPOSED
Measurements are approximate. Not to scale. Illustrative purposes only.
PROSPECTIVE SPECIFICATION
The new format of the property sees one of staircases removed and the front access to the flat being blocked and moved to the middle of the barn. By combining the barn and flat will allow a more conventional style accommodation. It will comprise of a fantastic open-plan contemporary living, dining, family room, a brilliant space for entertaining, a kitchen with integral garage to the ground floor. The first floor will hold four double bedrooms, bedroom one with en-suite facilities and a house bathroom. Externally the property will have a lawned garden to the rear which will be extended from its current boundary, and a hardstanding for parking for a minimum of two vehicles.

WATER SUPPLY
The property currently has a mains water supply outside of the property which needs connecting

SEPTIC TANK
The property has the benefit of an easement over neighbouring land to install a septic tank in the designated area. Currently the flat is connected to a out of regulation tank which will need upgrading.

GAS SUPPLY
There is no gas currently supplied to the barn. Should a prospective buyer wish, the property has the benefit of a right to place and LPG tank on neighbouring land with a right to lay a supply pipe under neighbouring land to connect to the property.

PLANNING PERMISSION:
Kirklees COUNCIL

Town and Country Planning Act 1990


PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2016/62/93539/W

To: Emma Hanks
L’Arche Developments (Yorkshire) Ltd
12 Manor Road
Farnley Tyas
Huddersfield
HD4 6UL

For: Pam Robinson

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called “The Council”) as Local Planning Authority hereby permits:-

ALTERATIONS AND EXTENSION OF CONVERTED BARN TO FORM DWELLING WITH GARAGE

At: THE BARN UPPER WATERSIDE FARM, ROYD LANE, HOLMFIRTH, HD9 2BA

In accordance with the plan(s) and applications submitted to the Council on 19-Oct-2016, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies D11, BE1 and BE2 of the Kirklees Unitary Development Plan and Chapters 7 and 9 of the National Planning Policy Framework.
3. The external walls and roofing materials of the extension hereby approved shall in all respects match those used in the construction of the existing building.

**Reason:** In the interests of visual amenity and to accord with Policies D11 and BE13 of the Kirklees Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no development included within Classes A, B or E of Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority.

**Reason:** In the interest of preserving the openess and character of the Green Belt, in accordance with Policies D11 and D12a of Kirklees Unitary Development Plan and Chapter 9 of the National Planning Policy Framework.

5. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Act or Order with or without modification) no new door or window openings other than those expressly authorised by this permission shall be constructed in the external walls or roof in the north eastern elevation of the development hereby approved.

**Reason:** In the interests of the protection of residential amenity and to accord with Policies BE1 and BE2 of the Kirklees Unitary Development Plan.

**Plans and specifications schedule:**

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<th>Version</th>
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Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

Initial concerns were held over the proposal's impact upon the residential amenity of neighbouring properties. These were raised with the application's agent. Following discussions the plans were amended to remove the proposed front extension, which allowed the proposal to be supported.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations.** It is the applicant’s responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.
It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No: 01484 221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.

- You can apply online for approval of these details at the Planning Portal website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.

- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.

- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.

- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.

- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area.
Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority’s decision on your application, then you must do so within:

  i) 28 days of the date of service of the enforcement notice, or
  ii) within the specified period, starting on the date of this notice,

whichever period expires earlier.

- If you want to appeal against your Local Planning Authority’s decision then you must do so within the specified period, starting on the date of this notice.

- The “specified period” is 12 weeks where the development relates to a “minor commercial application” as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.

- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.

- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.
VIEWING
For an appointment to view, please contact the Holmfirth Office on 01484689689

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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FLOOR PLANS
Sketch Plan for illustrative purposes only.

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only, and cannot be regarded as being a representation either by the Seller nor his agent.

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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.

IMPORTANT NOTES
When we were asked to place the property on the market, certain information was not verified. In particular none of the services or fittings and equipment have been tested and we are therefore unable to give warranties of any kind. (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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.

MEASUREMENTS
Please note that all measurements are for general guidance purposes only. Due to variations and tolerances in metric and imperial measurements, measurements contained in these particulars must not be relied upon. Purchasers must arrange for their own measurements to be taken if ordering carpets, curtains, furniture or other equipment.
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 independant 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 am to 5:30 pm
Saturday - 9:00 am to 4:30 pm
Sunday - 11:00 am to 4:00 pm

Details printed 27/03/17