

New  
Development

Charnock Bates

The Country, Period and Fine Home Specialist



Littlemoor Farm Development

Winterburn Lane, Warley, Halifax, HX2 7SW





Occupying a hilltop position within this simply stunning semi-rural location surrounded by open grazing land and enjoying panoramic views. This exclusive gated development of just five individual detached family homes offers a unique opportunity to purchasers allowing them to personalise their new homes with choice of quality fixtures and fittings including choice of kitchens and utility units to include high-end appliances and Granite/Silestone worktops up to a pre-agreed sum.

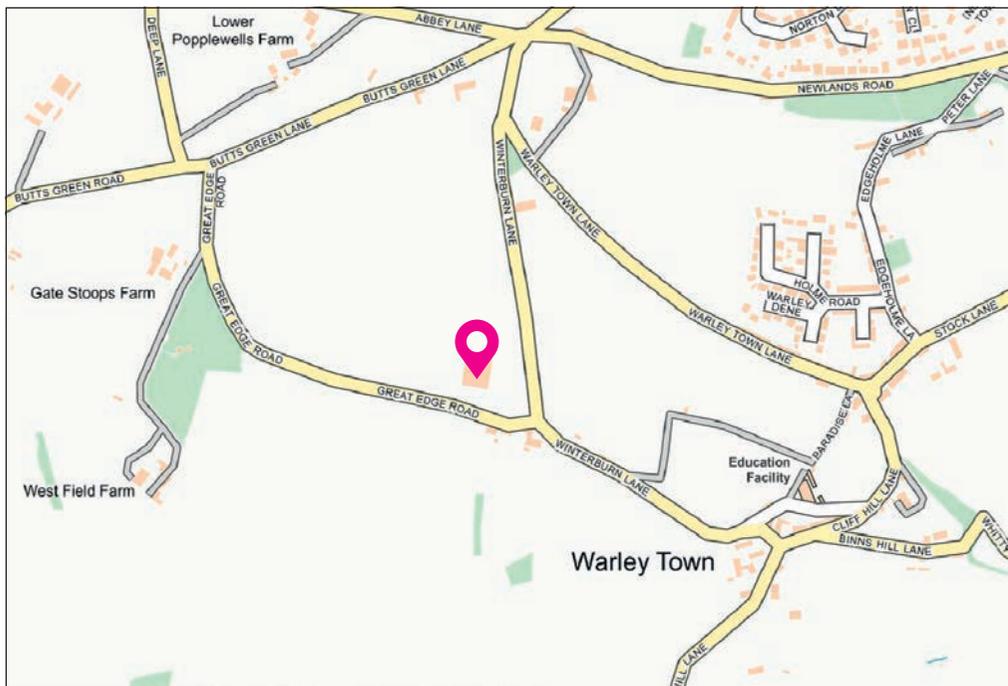
Further input from purchasers will be offered in respect of sanitary wear, tiling and flooring, again working to pre-agreed budgets.

Each property provides contemporary accommodation that will appeal to a diverse range of prospective purchasers, from growing families to those looking for low maintenance modern homes with reduced running costs. The development has commenced and is due for completion early 2022. The ability for purchasers to alter specific fixtures and fittings will reduce as the development progresses, therefore those looking to reserve early in the construction process will benefit from greater personalisation of their completed home.

Accessed directly from Winterburn Lane via a private driveway having gated security entrance leading into a courtyard area with each property having several off street parking spaces and integral garage.

Further design specifications include:

- ▼ Oak staircase and balustrades
- ▼ Chrome sockets and switches
- ▼ Underfloor heating to ground and first floors
- ▼ Log burning flue allowing purchasers to fit log burner
- ▼ Choice from a range of internal doors
- ▼ Bespoke kitchen budget
- ▼ Budget towards flooring
- ▼ Fitted wardrobes in master bedroom
- ▼ Full spec sheet available on request



## Directions

From Halifax Town Centre proceed along the A58 King Cross Road and at the King Cross traffic lights stay in the right hand lane and proceed along the A646 Burnley Road. Continue along Burnley Road passing the turning for Tuel Lane then taking the next turning right into Blackwall Lane, proceed to the top of Blackwall Lane and turn right into Water Hill Lane. Continue up the hill and turn left into Winterburn Lane, continue along Winterburn Lane passing the Winterburn public house on the right and upon reaching the junction with Great Edge Road the development site can be found on the left and is identified by our For Sale board.

## External

Externally the individual homes boast an enclosed landscaped garden area with stone boundary walling and paved terrace, enjoying an open aspect across open countryside. In addition each property will include a separate paddock area, varying in size and offering purchasers the opportunity to utilise this additional outside are for a variety of uses, although the paddocks are allocated as grazing land and will need to remain as an open paddock area.

## Asking Prices

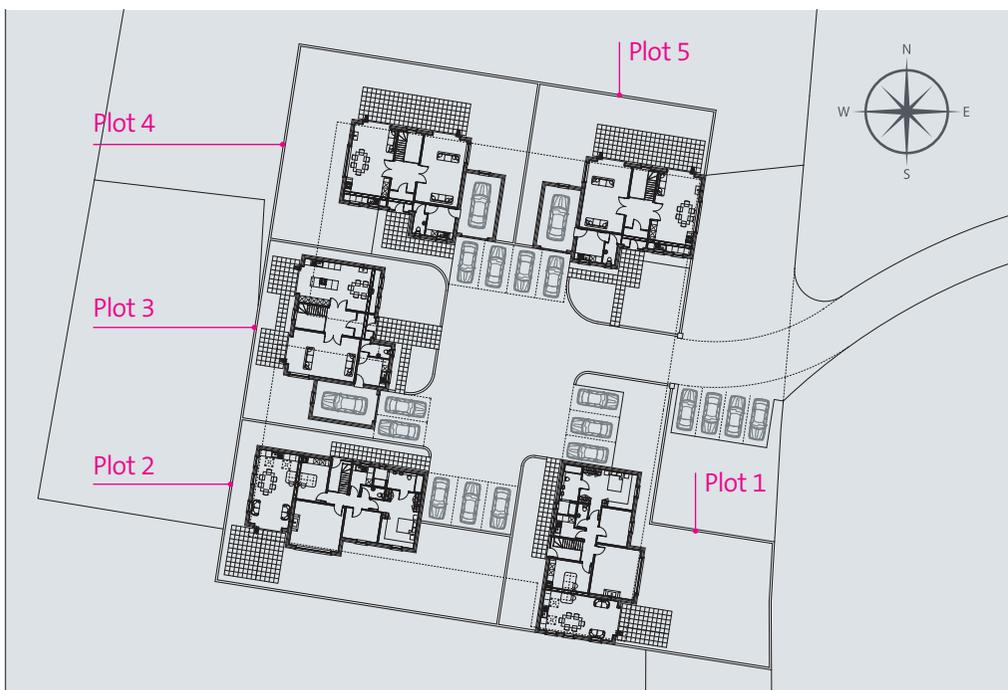
Plot 1 **£775,000**

Plot 2 **£765,000**

Plot 3 **£685,000**

Plot 4 **£750,000**

Plot 5 **£750,000**



[charnockbates.co.uk](http://charnockbates.co.uk)





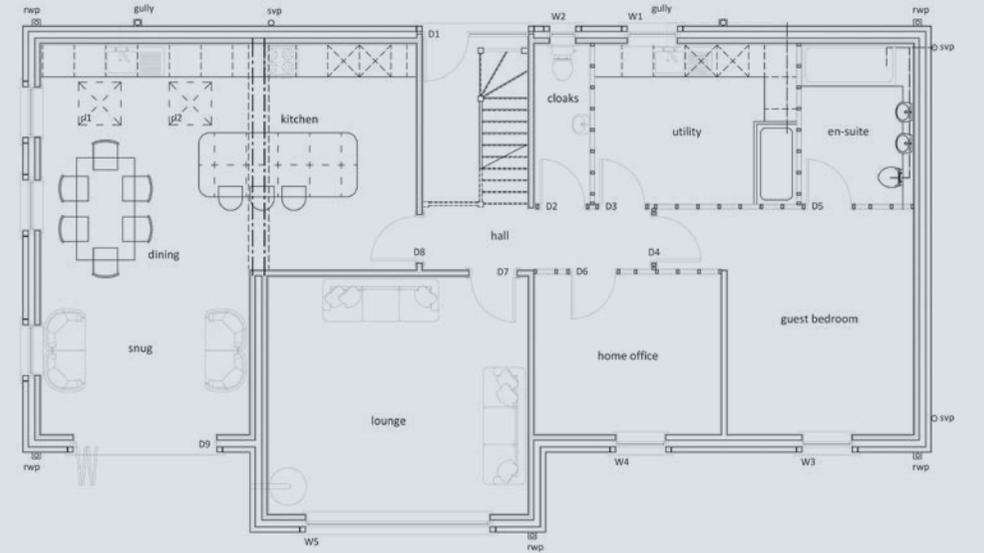
For illustration purposes

# Plot 1

£775,000

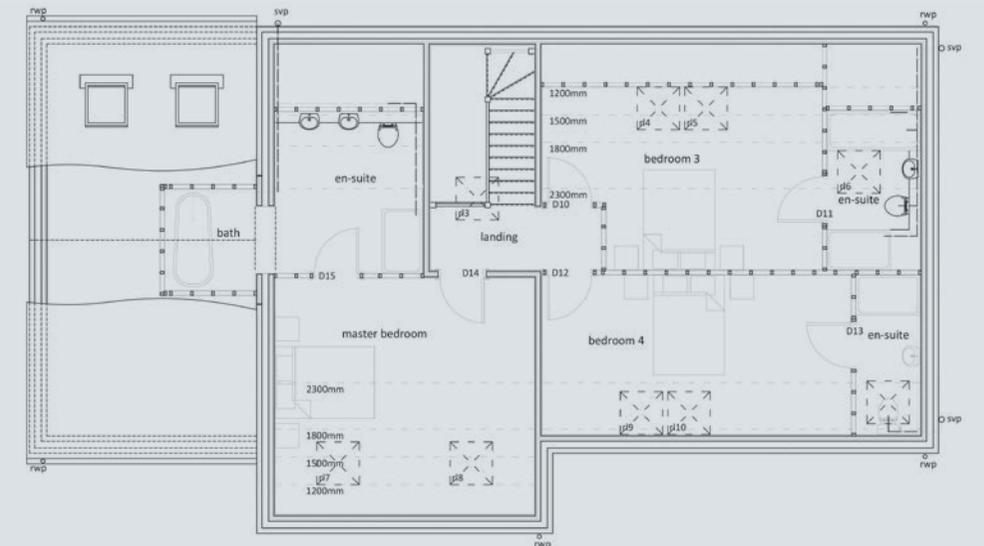
- ▼ Entrance lobby/hallway
- ▼ Lounge
- ▼ Home office
- ▼ Open plan living kitchen
- ▼ Utility room
- ▼ WC/cloaks
- ▼ Ground floor guest bedroom with en-suite
- ▼ First floor landing
- ▼ Principle bedroom within en-suite shower room and separate bath
- ▼ Two further double bedrooms both with en-suite shower rooms

## Ground floor



Floorplans are indicative layouts, may be subject to change

## First floor





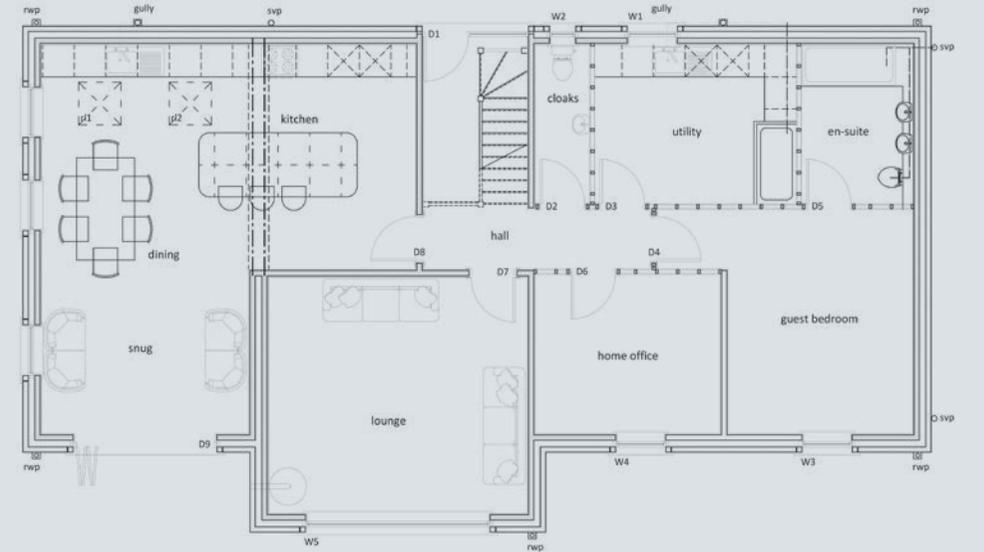
For illustration purposes

## Plot 2

£765,000

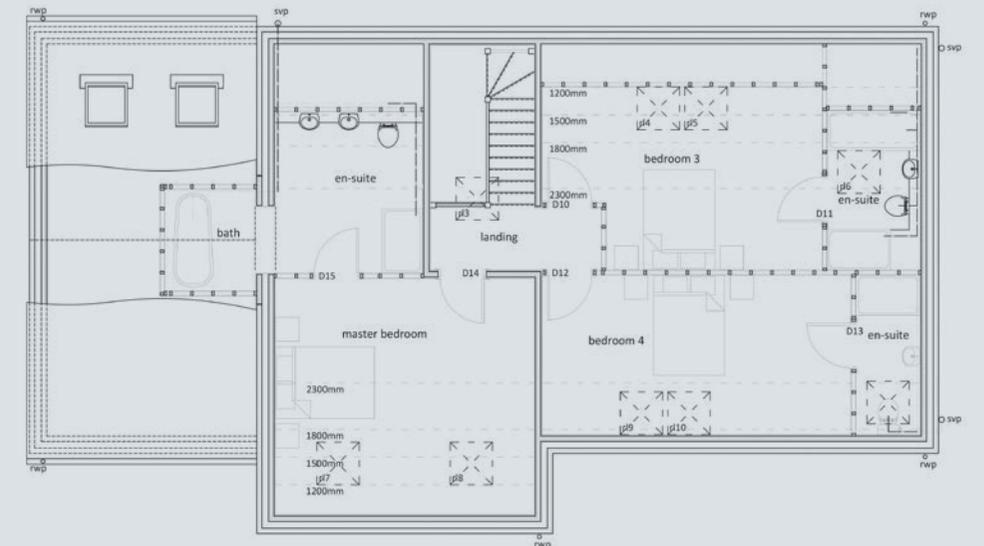
- ▼ Entrance lobby/hallway
- ▼ Lounge
- ▼ Home office
- ▼ Open plan living kitchen
- ▼ Utility room
- ▼ WC/cloaks
- ▼ Ground floor guest bedroom with en-suite
- ▼ First floor landing
- ▼ Principle bedroom within en-suite shower room and separate bath
- ▼ Two further double bedrooms both with en-suite shower rooms

### Ground floor



Floorplans are indicative layouts, may be subject to change

### First floor





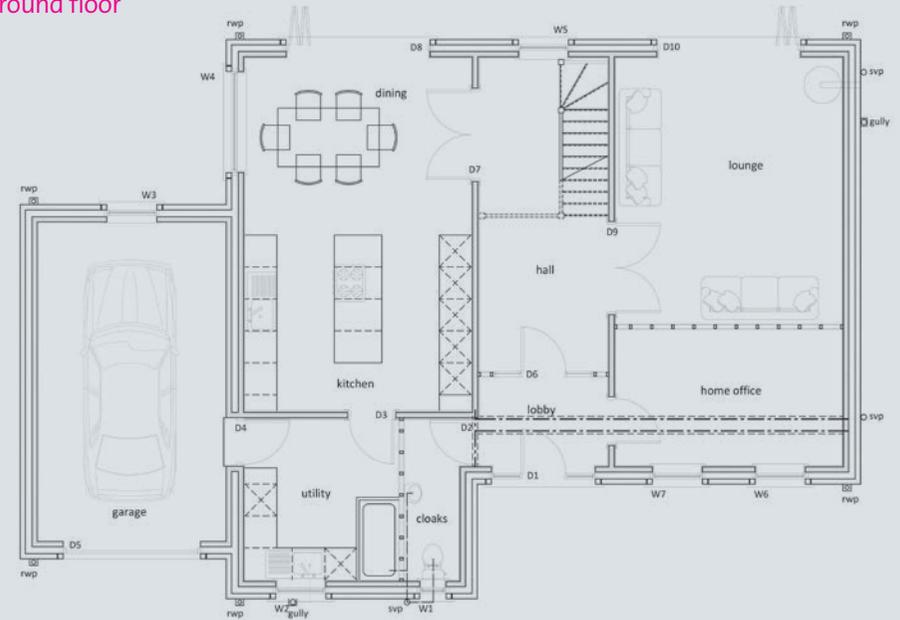
For illustration purposes

# Plot 3

£685,000

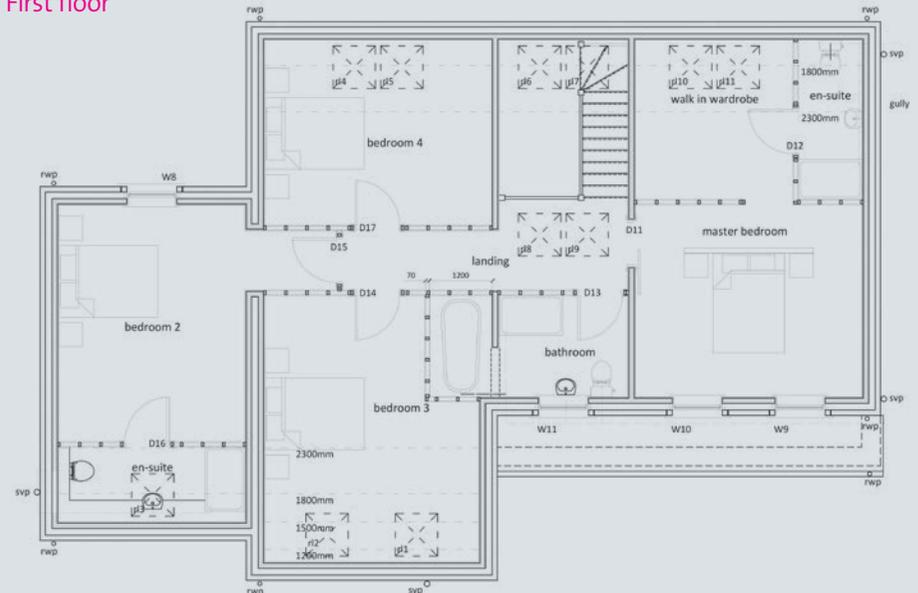
- ▼ Entrance lobby/hallway
- ▼ Lounge
- ▼ Open plan dining kitchen
- ▼ Utility room
- ▼ WC/cloaks
- ▼ First floor landing
- ▼ Principle bedroom with en-suite shower room, separate bath and dressing area
- ▼ Second bedroom with en-suite
- ▼ Two further bedrooms
- ▼ House bathroom

## Ground floor



Floorplans are indicative layouts, may be subject to change

## First floor





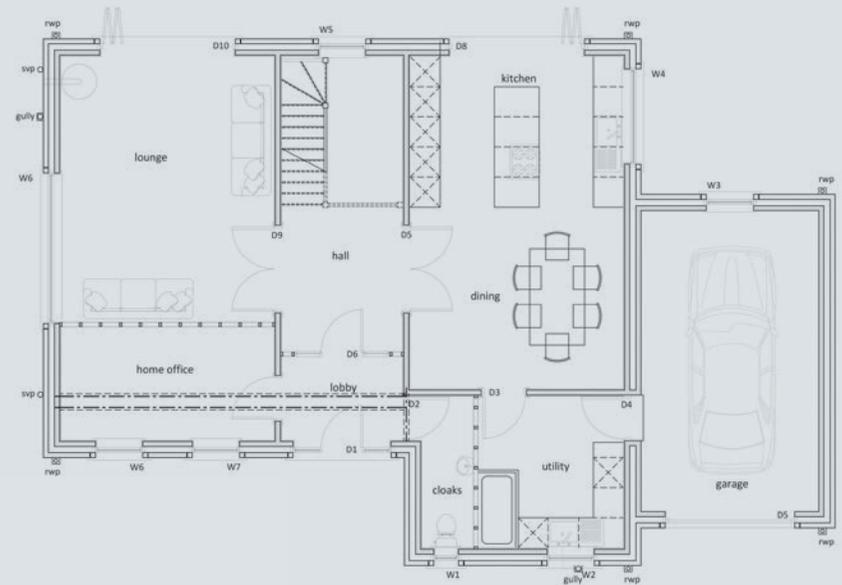
For illustration purposes

# Plot 4

£750,000

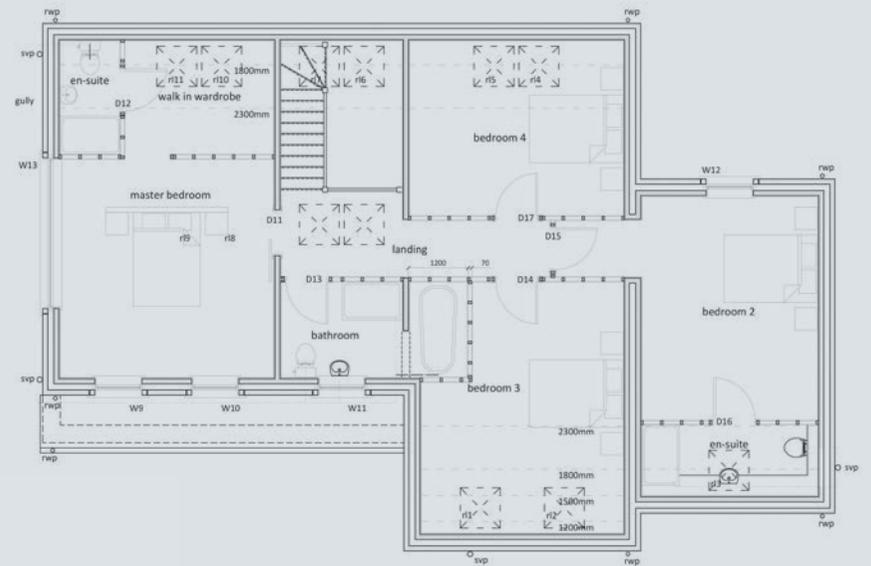
- ▼ Entrance lobby/hallway
- ▼ Lounge
- ▼ Open plan dining kitchen
- ▼ Utility room
- ▼ WC/cloaks
- ▼ First floor landing
- ▼ Principle bedroom with en-suite shower room, separate bath and dressing area
- ▼ Second bedroom with en-suite
- ▼ Two further bedrooms
- ▼ House bathroom

## Ground floor



Floorplans are indicative layouts, may be subject to change

## First floor





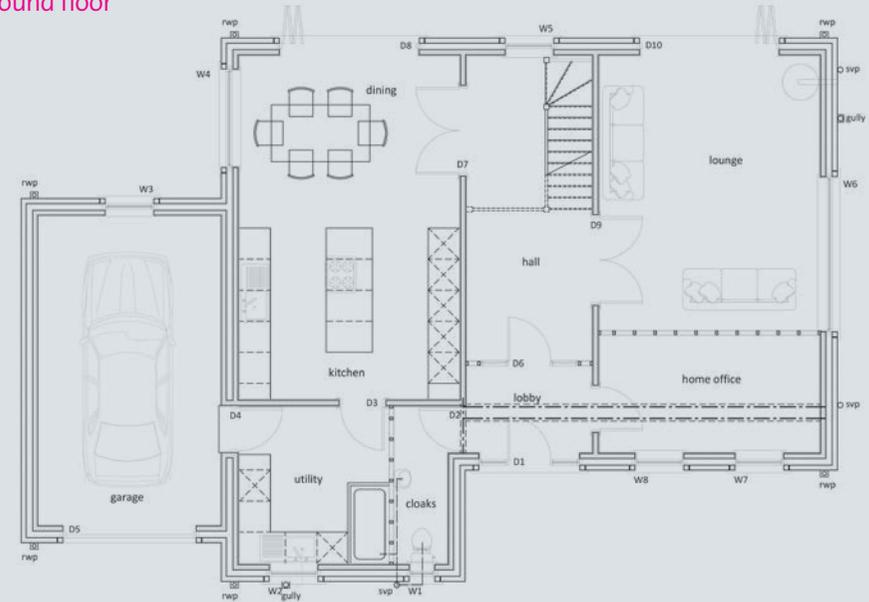
For illustration purposes

# Plot 5

£750,000

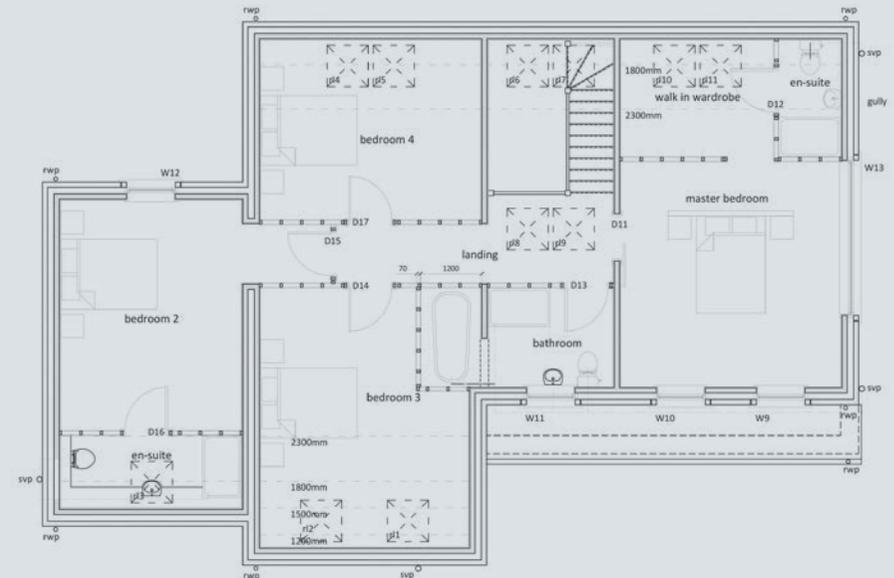
- ▼ Entrance lobby/hallway
- ▼ Lounge
- ▼ Open plan dining kitchen
- ▼ Utility room
- ▼ WC/cloaks
- ▼ First floor landing
- ▼ Principle bedroom with en-suite shower room, separate bath and dressing area
- ▼ Second bedroom with en-suite
- ▼ Two further bedrooms
- ▼ House bathroom

## Ground floor



Floorplans are indicative layouts, may be subject to change

## First floor





## Local Area

### Halifax

Halifax is Calderdale's largest town and has one of the most complete Victorian townscapes in Britain. There are iconic buildings at practically every corner you turn and the museums are plentiful. Halifax is home to Eureka! The National Children's Museum, and the world famous Shibden Hall to name but two.

The recently restored Grade I-listed Piece Hall provides a unique shopping, dining and entertainment space. The Piece Hall hosts regular outdoor concerts and events, including the annual food and drink festival. There is also a wide selection of fine cafés, restaurants and bars around the town and surrounding areas.

Halifax's thriving town centre is enveloped by glorious green space. There are many woodland and countryside walks so there's every reason to head out into the great outdoors of Halifax and Calderdale.

For commuters, Halifax is ideally situated between Manchester to the West and Leeds to the East and has excellent connectivity to either via the rail network or the M62 Motorway. Leeds is approximately 30 minutes by car, 40 minutes by train and Manchester approximately 50 minutes by car and 45 minutes by train.





# Charnock Bates

The Country, Period and Fine Home Specialist



Property House  
Lister Lane, Halifax, HX1 5AS  
**01422 380100**  
charnockbates.co.uk

250 Halifax Road,  
Ripponden, HX6 4BG  
**01422 823777**  
email: homes@charnockbates.co.uk

Oak House,  
New North Road, Huddersfield, HD1 5LG  
**01484 903000**  
rightmove.co.uk