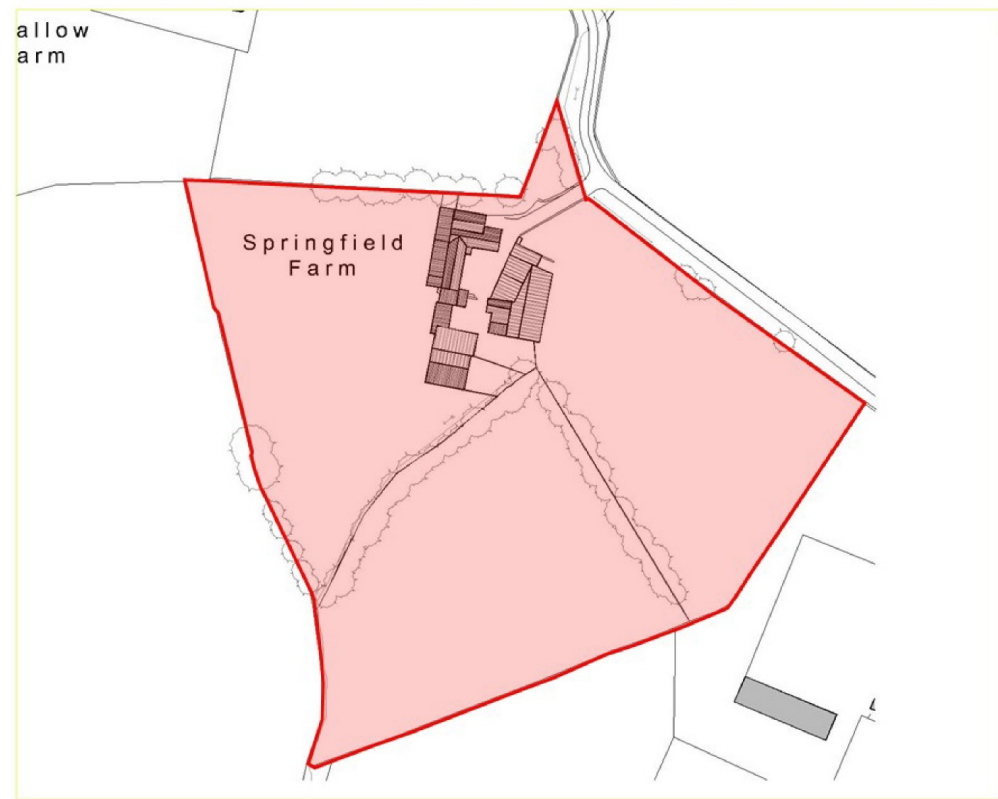


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DAVID HILL



It will be the responsibility of the purchasers of the various lots to satisfy themselves as to the availability of services and to pay any related costs, charges and connection fees.

Energy Rating

Tenure

Freehold

Council Tax

Band C (Kirklees Council)

Directions

From Bradford head south east on Wakefield Road (A650) to Dudley Hill and continue on Tong Street (A650) to Tong High School. Continue straight ahead at the lights onto Westgate Hill Street (A650) to the roundabout (Shell Garage) taking the third exit onto Cross Lane. After approximately 100 metres turn right onto Cross Lane and continue for about 500 metres turning right onto Hodgson Lane. Follow Hodgson Lane onto the unmade track which after about 200 metres will lead down to Springfield Farm. A David Hill' for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.



Springfield Farm, Hodgson Lane, Birkenshaw, BD11 2DA
Guide Price £750,000

Springfield Farm, Hodgson Lane, Birkenshaw, BD11 2DA

• Bradford 5 miles • Leeds 9 miles • Halifax 9 miles • Huddersfield 13 miles • Wakefield 14 miles •

An interesting and extremely versatile small holding comprising an extended farmhouse, a substantial adjoining barn and a range of more modern farm buildings of varying condition, together with about 6 acres. Delightful semi rural setting with an open outlook over the surrounding countryside while being conveniently located for access to Bradford and Leeds.

Location

The property is situated between the villages of Birkenshaw and Drighlington, to the south of Westgate Hill. Bradford is about 5 miles to the north west with Leeds about 9 miles to the north east making the property perfectly located for commuters and those requiring quick and easy access to the motorway network.

Description

An attractive traditional small holding comprising the original redundant farmhouse with adjoining annexe cottages. Extending from the existing dwellings and original farmhouse is a substantial brick and stone built barn which forms a sheltered yard on the opposite side of which is a further range of buildings. At the bottom of the yard is a separate more modern building. The yard and buildings stand in a productive parcel of land extending to about 6 acres.

Planning

Full planning permission for a sympathetic scheme to redevelop the entire farmstead was approved by Kirklees Council on the 15th March 2016, Application No: 2015/62/93432/E. This planning permission has subsequently lapsed. The previously approved scheme allowed for the 'demolition of agricultural buildings and farmhouse, conversion of barn into two dwellings, erection of detached dwelling and renovation of derelict house.'

The existing house and cottages provide the following accommodation on two floors;

Annexe Cottage 1

Ground Floor - Hall, Living Room, Kitchen
 First Floor - Bathroom and two bedrooms
 Total approximate gross internal floor area 73 sqm (786 sqft)

Annexe Cottage 2

Ground Floor - Living Room, Kitchen
 First Floor - Bedroom



Total approximate gross internal floor area 36.5 sqm (393 sqft)

Original Farmhouse/Workshop

Total approximate gross internal floor area 100 sqm (1075 sqft)

The previously approved scheme provided the following dwellings:

Barn Conversion - Unit 2

Ground Floor - Kitchen/Dining Room, Living Room
 First Floor - Landing, Bathroom and two bedrooms

Unit 3

Ground Floor - Dining Hall, Kitchen, Living
 First Floor - Bathroom and two bedrooms
 Total approximate gross internal floor area (Units 2 & 3 combined) 160 sqm (1720 sqft)

New Build - Unit 4

Ground Floor - Porch, Hall, W.C., Living Room, Kitchen/Dining, Utility
 First Floor - Landing, Bathroom, Bedroom 1 (en suite), Bedrooms 2 and 3
 Garage
 Total approximate gross internal floor area (including garage) 102 sqm (1100 sqft)

The land will be sold subject to an overage clause with regards to development and change of use. The vendors and their successors in title will be entitled to 50% of any uplift in value generated by the grant of planning permission for development or change of use. The term of the clause will be for a period of 50 years from the date of completion of the sale of the land.

Services

We understand the existing farmhouse is connected to mains electricity and mains water with drainage to a septic tank.

