

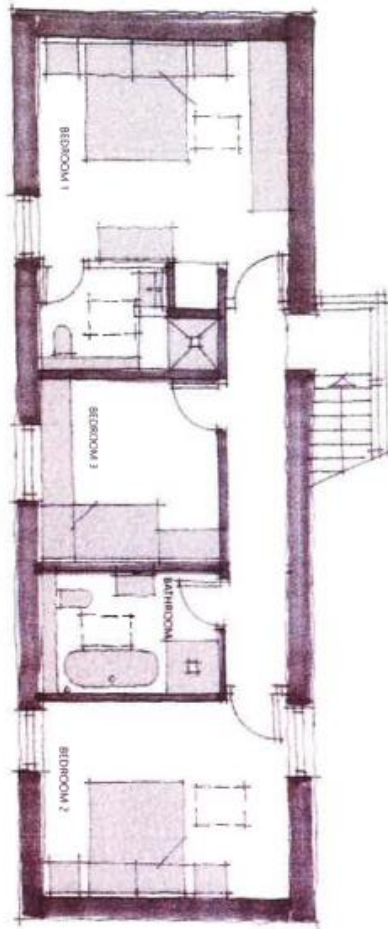
**Simon Blyth**

ESTATE AGENTS

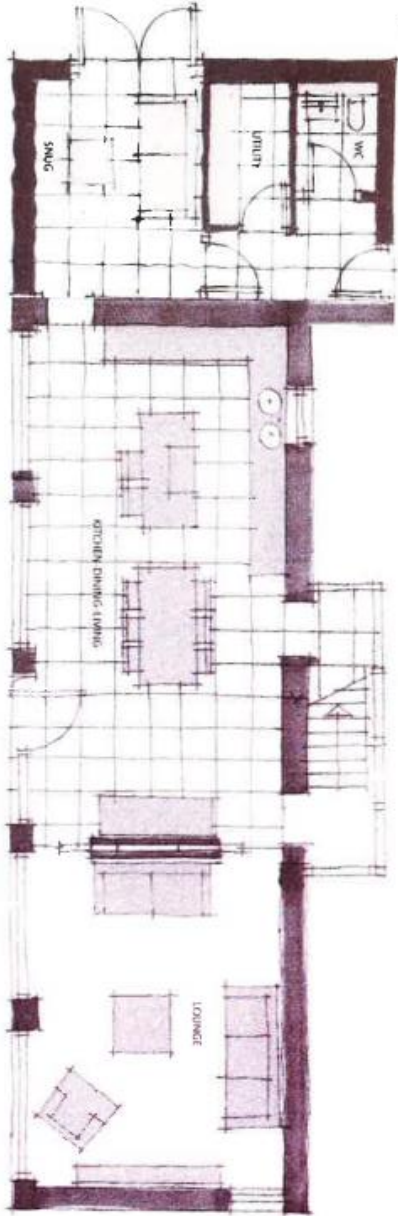


**BARN 2, SPRING LODGE FARM, NORTHFIELD LANE, CRIDDLING STUBBS, KNOTTINGLEY, WF11 0AW**

FIRST FLOOR PLAN



GROUND FLOOR PLAN



**BARN 2**

SPRING LODGE FARM  
CONCEPT PLANS AUGUST 2022

## PROPERTY DESCRIPTION

A fabulous opportunity to purchase a detached barn, ripe for conversion and with plans drawn that demonstrate a beautiful amount of accommodation which includes a stunning dining living kitchen with a huge amount of glazing providing natural light and a large sitting room once again, with large windows, delightful snug, utility room, downstairs W.C, three bedrooms to the first floor level, bedroom one with en-suite and large house bathroom. A beautiful characterful barn conversion set within pleasant gardens and enjoying wonderful rural views, being close to the village of Womersley and being a very short distance away from the A1 (5 minutes) and approximately 11 minutes away from the M62, this barn will rest with 6 other characterful conversions and will incur further costs not only in terms of renovation but also in terms of services and joint roadway cost. A rare opportunity for a barn to be purchased in such a lovely location for the owners to carry out a conversion to their own standards and design.

**Offers Around £180,000**

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## PLANNING

Please note the planning consent for the current layout has not yet been achieved and this would need submission by the intending purchaser, all plans are drawn for inspirational purposes only, previous consents have been granted and the commissioned architect is happy to discuss any further requirements with any other interested parties.

Planning permissions for various properties at the farm have achieved planning consents for conversion, in the past and some commencements have taken place. The artist impressions and site layout plan are a vision drawn by our retained architect and will require a further submission, also purchasers can purchase subject or not subject to planning.

The retained architect Angus Ellis is available for discussion at any time by interested parties, his contact details are WHp Architecture 01484 602377, and we anticipate no problems going forward with regards to the current plans drawn but these are obviously subject to the necessary consents.

## LOCATION

The location is fabulous and is approximately eleven minutes away from the M62 and five minutes away from the A1. On the outskirts of the lovely village of Womersley, the barns occupy a former farmyard and are principally surrounded by delightful open fields and farmland. When completed, this hamlet style development will together with the former farmhouse be an exceptionally high-quality place to live.

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## **ADDITIONAL INFORMATION**

EPC rating – N/A

Property tenure – Freehold

### **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**

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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

Details printed 20/10/2022

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**PROPERTY VIEWING NOTES -**

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