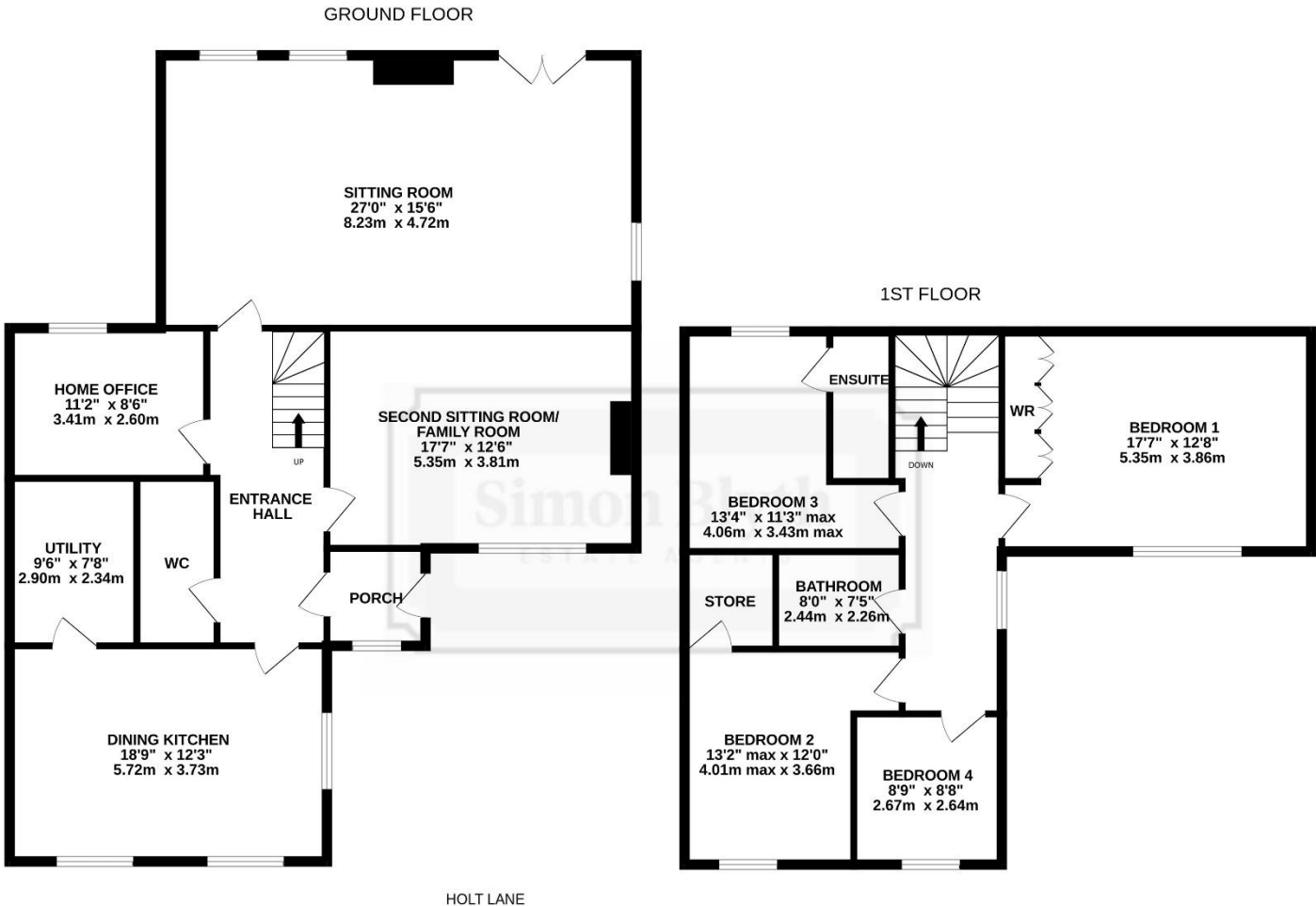


Simon Blyth
ESTATE AGENTS



**HOLT FARMHOUSE & BARNs/BUILDING PLOT AT HOLT FARM, HOLT LANE,
HOLMFIRTH, HD9 3BW**

Farmhouse



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.
Made with Metropix ©2025

PROPERTY DESCRIPTION

IN A FABULOUS LOCATION, CLOSE TO HOLMFIRTH CENTRE, YET ENJOYING STUNNING VIEWS, THIS BEAUTIFUL SMALL HOLDING INCLUDES APPROXIMATELY 8 ACRES OF LAND, A FABULOUS RANGE OF FARM BUILDINGS (WITH CONSENT TO CREATE TWO HOUSES) AND A PARTICULARLY BEAUTIFUL FOUR-BEDROOM BARN/FARMHOUSE WITH DELIGHTFUL GARDENS AND A SUPERB INTERIOR. HAVING BEEN A MUCH-LOVED FAMILY HOME FOR MANY YEARS, HOLT FARM OFFERS A HUGE AMOUNT OF CHOICE, ENJOYS A FARM/EQUESTRIAN BASE, LIVES A FAMILY IN ONE OF THREE HOUSES AVAILABLE OR CREATE A SPECTACULAR HOUSE AND USE THE FARMHOUSE FOR RELATIVE. THE CHOICE TRULY IS YOURS.

EPC rating: C Council tax: G. Tenure: Freehold

Offers Around £1,550,000

ENTRANCE PORCH

A timber door with high quality door furniture gives access to the entrance porch. This, with a beautiful stone flagged floor has a angled ceiling line and window to one side. There is also a bench seat to one side and fabulous timber and glazed door leading through to the inner hallway.



ENTRANCE HALL

This is of a particularly good size, it has a very high ceiling height with beams and timbers on display. Once again, a continuation of the stunning stone-flagged flooring and the hallway also has a picture light point. It gains a lovely view via the glazed doors to the sitting room out over the gardens and fields to the rear of the property. A further timber door gives access to the downstairs WC.



DOWNSTAIRS W.C

This has a continuation of the stone-flagged flooring, has a good-sized cloak and storage cupboard, low level WC, pedestal wash handbasin, inset spot lighting to the ceiling and extractor fan.



SITTING ROOM

Measurements – 27'0" x 15'6"

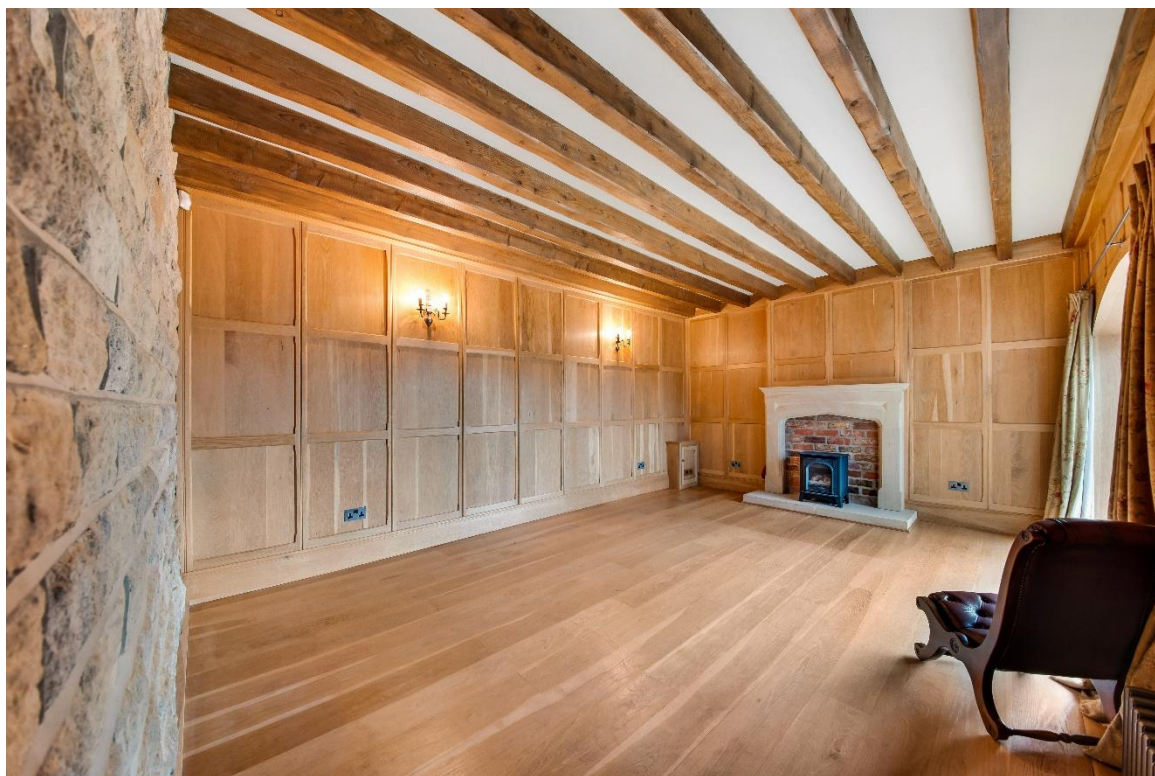
As the floor layout plan and photograph suggest, this is a particularly beautiful room. It enjoys a huge amount of natural light, courtesy of a number of windows and twin, glazed doors giving direct access out to the stone-flagged patio, gardens and field beyond. The room has inset spot lighting to the ceiling, particularly high skirting boards and last, but by no means least, has a fabulous, stone fireplace with a raised, stone hearth with a stone backcloth, stone cheeks and oak mantel. All is home for a cast-iron, wood-burning stove with glazed door.



SECOND SITTING ROOM/FAMILY ROOM/DINING ROOM

Measurements – 17'7" x 12'6"

A beautiful, flexible room with wonderful panelling to the walls and exposed stone. There are beams and timbers on display to the ceiling, high quality, polished, timber-boarded floor and arched window giving a lovely view out over the property's front, stone terrace, with views across the Holme Valley beyond. There is an attractive fireplace, once again, of carved, natural stone with a raised stone hearth, antique brick backcloth and with gas-fired stove. There is a period-style, central heating radiator. Across the hallway is a delightful study/home office.



STUDY/HOME OFFICE

Measurements – 11'2" x 8'6"

This has a window, giving a lovely view out over the property's rear gardens, field and beyond. There are two ceiling light points. A doorway leads through to the dining kitchen.



DINING KITCHEN

Measurements – 18'9" x 12'3"

The dining kitchen, once again, is of a good size and has three windows affording a good amount of natural light and lovely views out over the property's gardens, driveway and beyond. There are two fabulous beams to the ceiling, ceramic tiled flooring and a delightful range of high-quality units, these with granite working surfaces, have an inset twin-bowl, stainless steel sink unit with mixer tap over, integrated dishwasher, Belling, stainless steel and glazed-fronted range oven with hob over, broad extractor, integrated, further stainless steel and glazed-fronted ovens of NEFF manufacture. There is an island unit, once again with granite working surface and a cupboard is home for the gas-fired central heating boiler. The room has inset spot lighting to the ceiling and a doorway leads through to the utility room.





UTILITY ROOM

Measurements – 9'6" x 7'8"

This, with ceramic tiled flooring has units at both the high and low level, plumbing for an automatic washing machine, space for a dryer, extractor fan, inset spot lighting and provides a good amount of space.



STAIRCASE AND LANDING

A staircase turns and rises to the very good-sized first-floor landing. This has a loft access point and has a feature window giving a stunning view out over the property's gardens, driveway and has long distance views down the valley.



BEDROOM ONE

Measurements – 17'7" x 12'8"

With a similar view, this beautiful, large, double bedroom has a bank of inbuilt robes, three windows enjoying the views and two wall light points.



BEDROOM TWO

Measurements – 13'2" max x 12'0"

An en suited double bedroom with a window to the front and three wall light points.



BEDROOM TWO ENSUITE

The en suite is fitted with a low-level WC, pedestal wash handbasin and shower with glazed screen and chrome fittings, inset spot lighting to the ceiling and appropriate tiling.



BEDROOM THREE

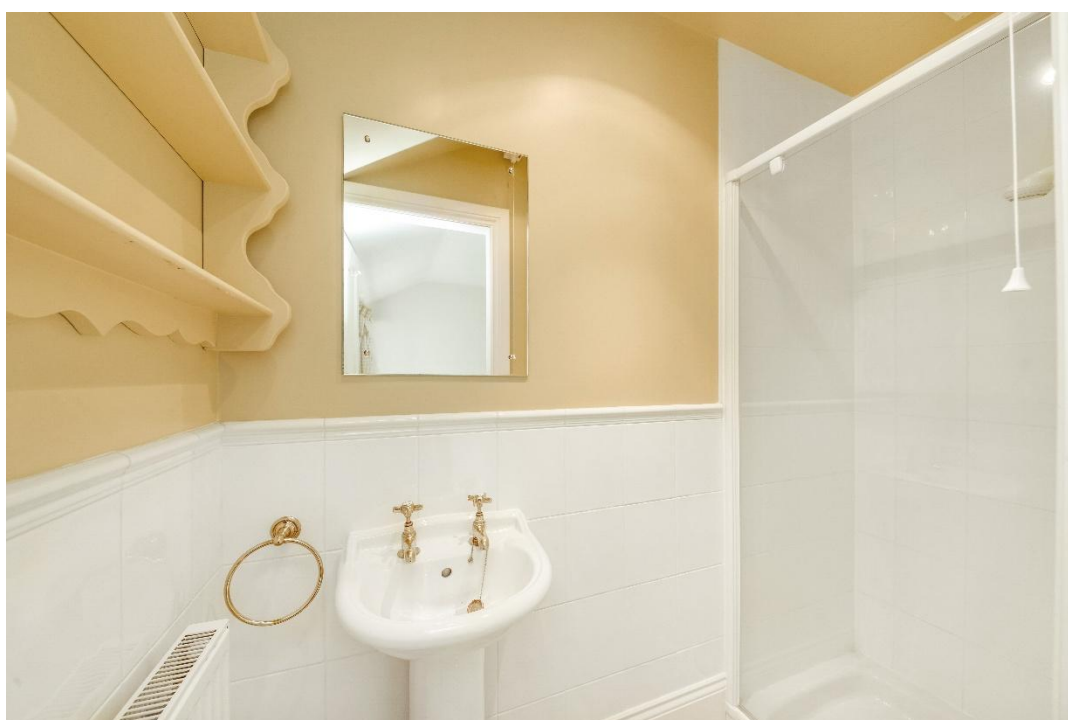
Measurements – 13'4" x 11'3" max

Once again, an en suited double bedroom with a lovely outlook to the rear. The room has two wall light points.



BEDROOM THREE SHOWER ROOM

The en suite is fitted with a shower and pedestal wash handbasin. There is appropriate, decorative tiling, extractor fan and inset spot lighting to the ceiling.



BEDROOM FOUR

Measurements – 8'9" x 8'8"

A pleasant, single room with two wall light points and window giving a lovely view out to the front.



HOUSE BATHROOM

Measurements – 8'0" x 7'5"

This, which is used primarily by bedroom one is of a good-size, has a period-style, cast-iron bath with period-style taps, low-level WC, pedestal wash handbasin, once again, of a period design, inset spot lighting to the ceiling and ceramic tiling to the half-height and good-sized storage cupboards.



OUTSIDE

Outside the property occupies a fabulous position. It has a wonderful aspect towards the end of this rural lane. A driveway, which is in the property's ownership, and which has a right of way over for the neighbouring property, gives access to a further set of gates, leading into the property's private driveway which is particularly spacious. This gravelled driveway gives access to a double car port which offers itself, ideal for conversion to auxiliary space, further garaging. It has been used for the storage of logs and the parking of additional vehicles.



DETACHED GARAGE

There is a detached, double garage with twin, up-and-over doors and a personal door to the side.



GARDEN

There are lovely, lawned gardens with mature trees and shrubbery, a fabulous, stone flagged terrace which gives a lovely view across the driveway and valley scene beyond. There is also a stone terrace to the side with steps leading up to the rear garden. This rear garden is relatively simple, being down to lawn and adjoining the paddock. A stone-flagged patio runs across the width of the home and around in front of the study/home office window.







PADDOCK

The boundary for the paddock runs in line with the conifers hedging, straight through to the dry-stone wall at the upper level. A paddock/field extends over to the left-hand side behind neighbouring properties towards the woodland. The garden and paddock have astonishing long-distance views up towards Upperthong, across towards Netherthong and down the Holme Valley.



Barns







Site outline



Fields



Planning permission



Enquiries to:

Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD19EL

Kirklees Direct
Tel:
Email:

Date: 10-Jul-2025
Our Ref: 2025/91404

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
NOTIFICATION OF PROPOSED CHANGE OF USE AND BUILDING OPERATIONS
APPLICATION NUMBER: 2025/91404
AT: Holt Farm, 35, Holt Lane, Holmfirth, HD9 3BW**

I refer to your submission of details relative to the proposed change of use and any building operations as described below which was received by the Local Planning Authority on 20-May-2025.

Prior notification for change of use of agricultural building to 2 dwellinghouses and associated building works or operations

The proposal as submitted is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, prior approval is hereby granted.

The development shall begin within a period of three years beginning with the date of this letter.

1. 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 LP1, LP2, LP21, LP22, LP24 and LP53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.



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2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 5 metres from the back of Holt Lane and shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: In the interests of highway safety, to avoid the need for vehicles to wait in the highway and in accordance with Kirklees Local Plan Policy LP21.

3. The development shall not be brought into use until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 2009 (ISBN as amended or any successor guidance. The parking space shall be so retained, free of obstructions and available for the use thereafter.

Reason: In the interests of highway safety and to ensure satisfactory surface water drainage of the site in accordance with Policy LP21 and LP28 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

4. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework

5. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (4) development (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (5) further development shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.



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7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (6). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all work in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.
Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.



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NOTE: Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00 hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Location Plan	25404	A	19/06/2025
Proposed Floor Plans	25404 3		21/05/2025
Proposed Elevations	25404 4		21/05/2025
Class Q Compliance Statement			21/05/2025
Structural Appraisal Report			21/05/2025

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 Authority has, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

As set out in the report, following the receipt of consultation responses from the Kirklees Council (KC) Highways Development Management Team, the applicant was submitted a revised red line boundary plan to include the access to the adopted highway.



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Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mining-remediation-authority.gov.uk)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.



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Customer Feedback

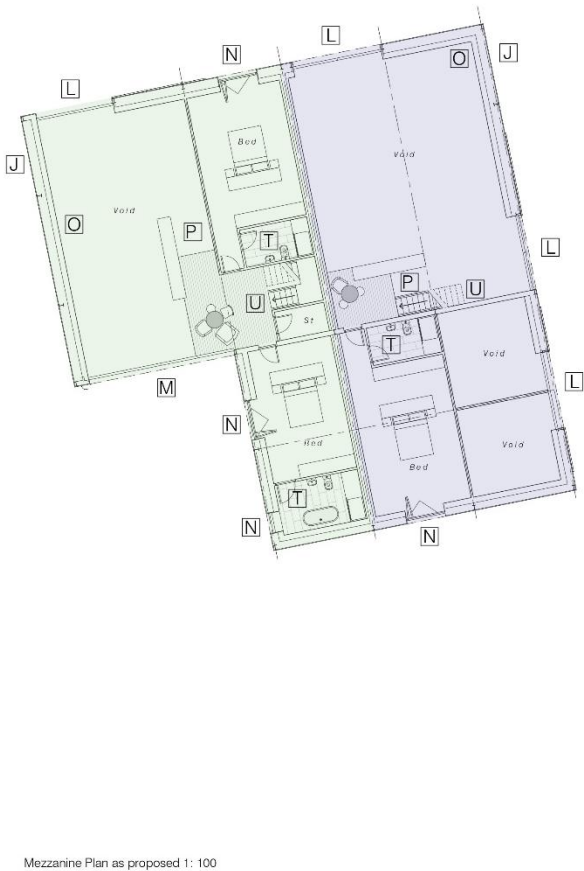
An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to feedback@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

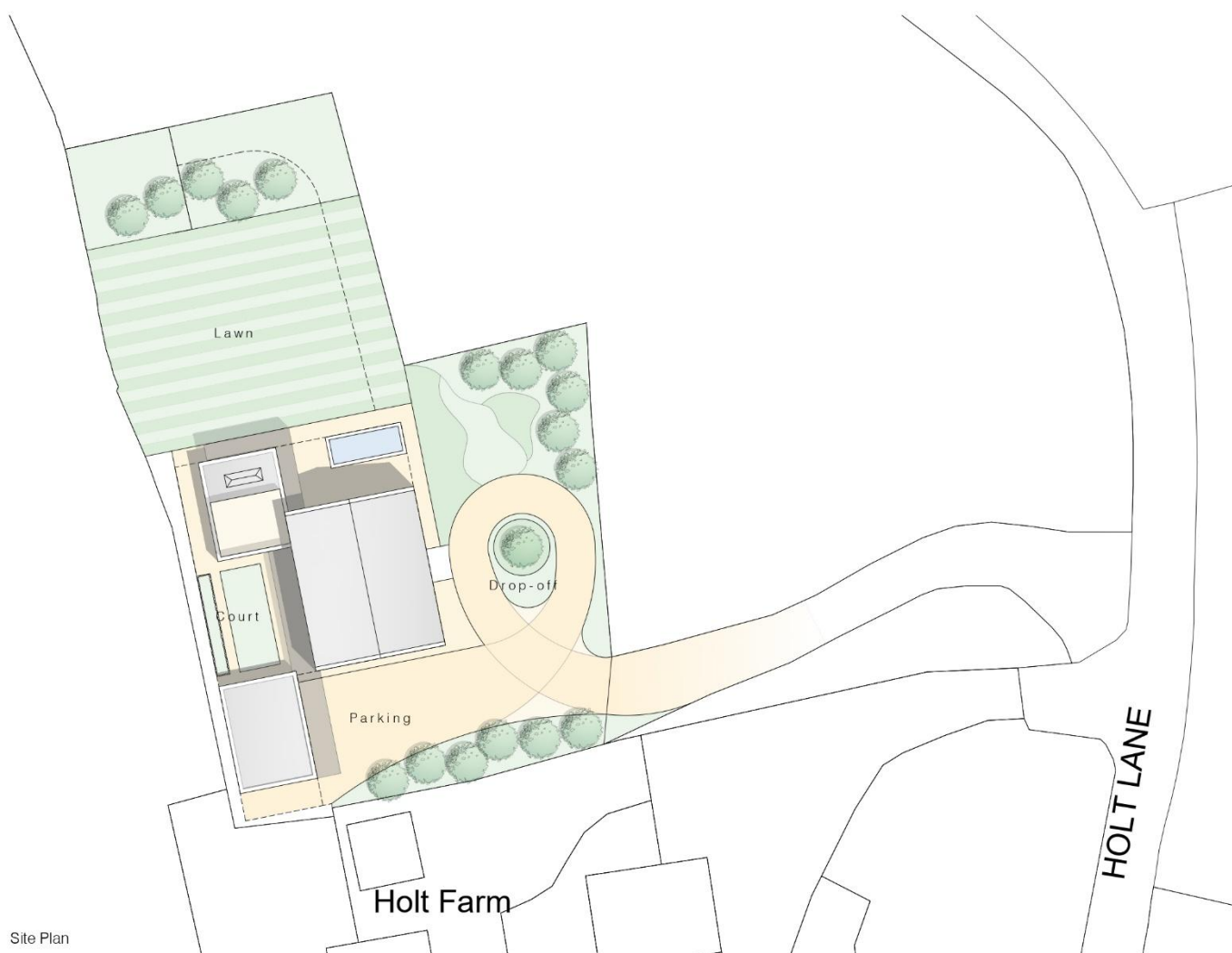
Head of Planning and Development



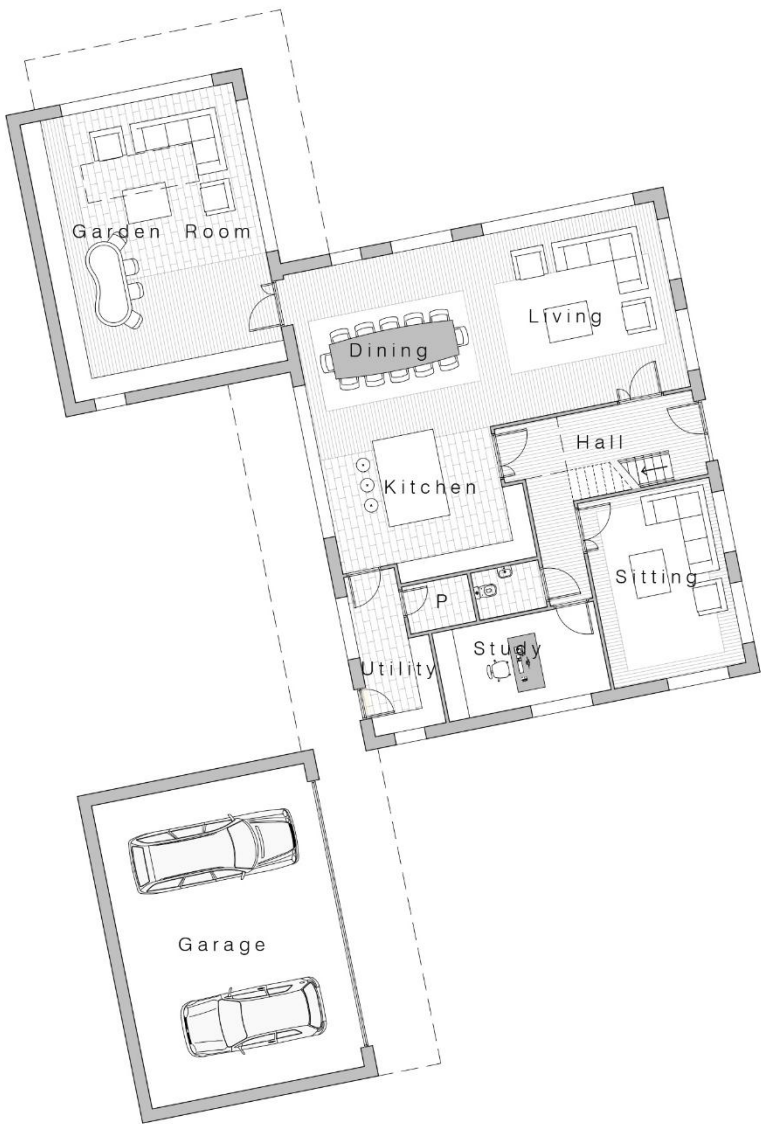
Two dwellings



One dwelling

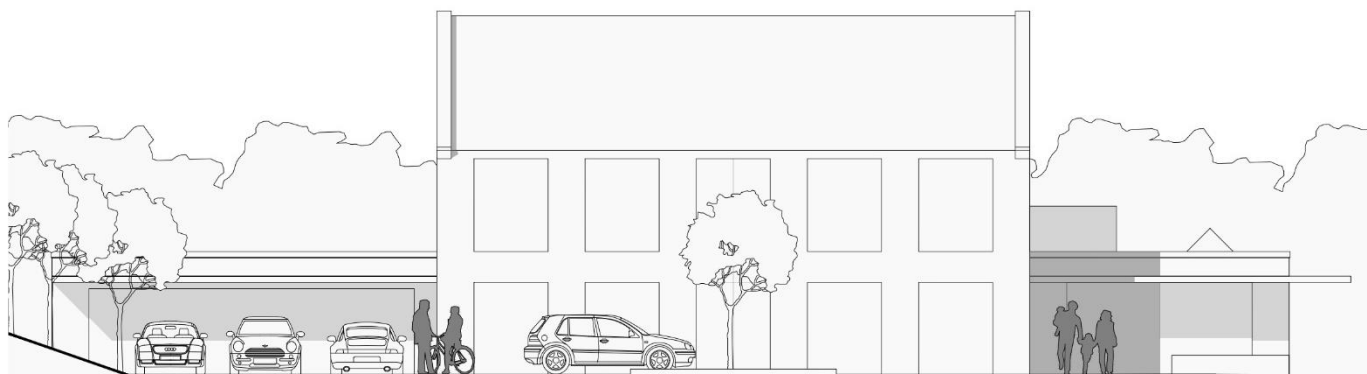


GROUND FLOOR

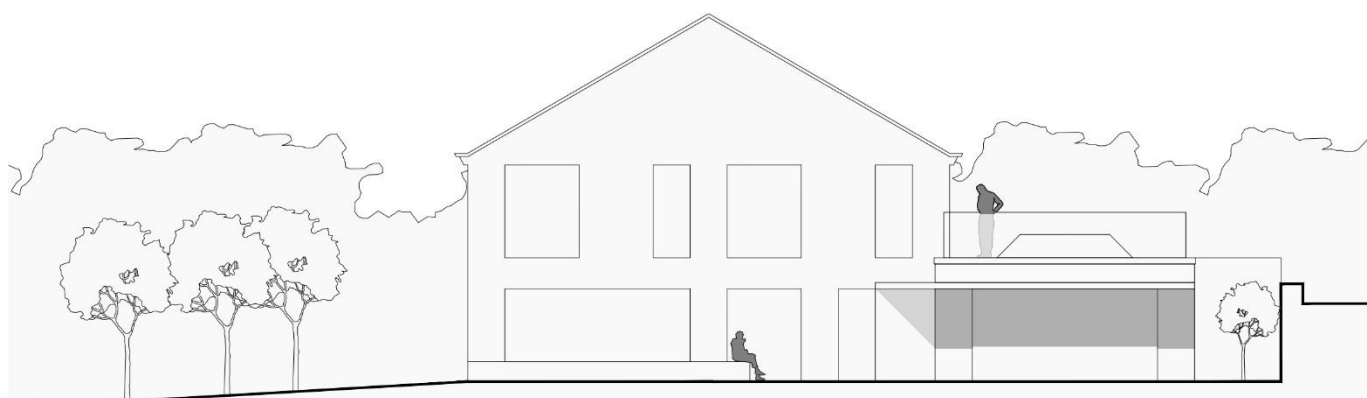


FIRST FLOOR

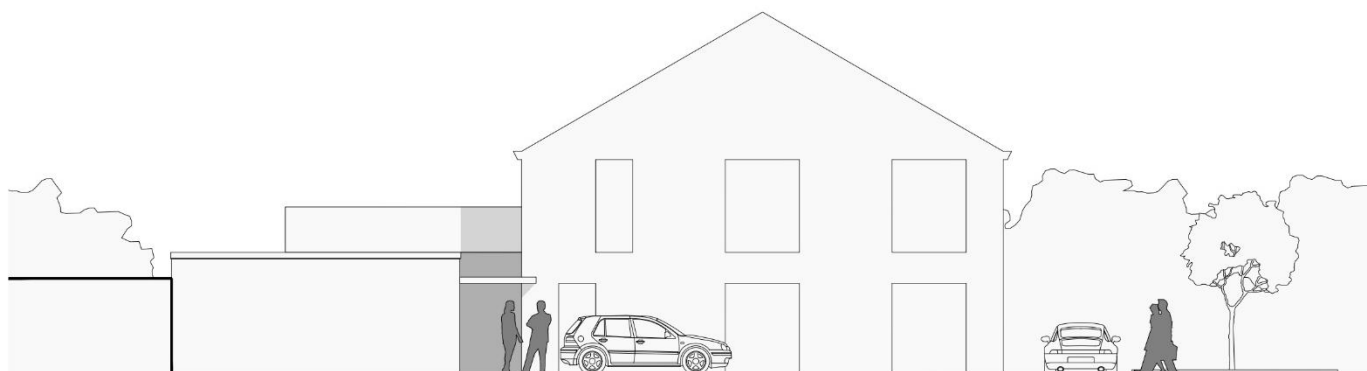




Eastern Elevation



Northern Elevation



Southern Elevation

ADDITIONAL INFORMATION

It should be noted that the property has double glazing and gas-fired central heating. Carpets, curtains and certain other extras are available under separate negotiation. There is external lighting and an alarm system.

EPC rating – C

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – G

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.

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



MAIN CONTACTS

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W: www.simonblyth.co.uk

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Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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