

Simon Blyth

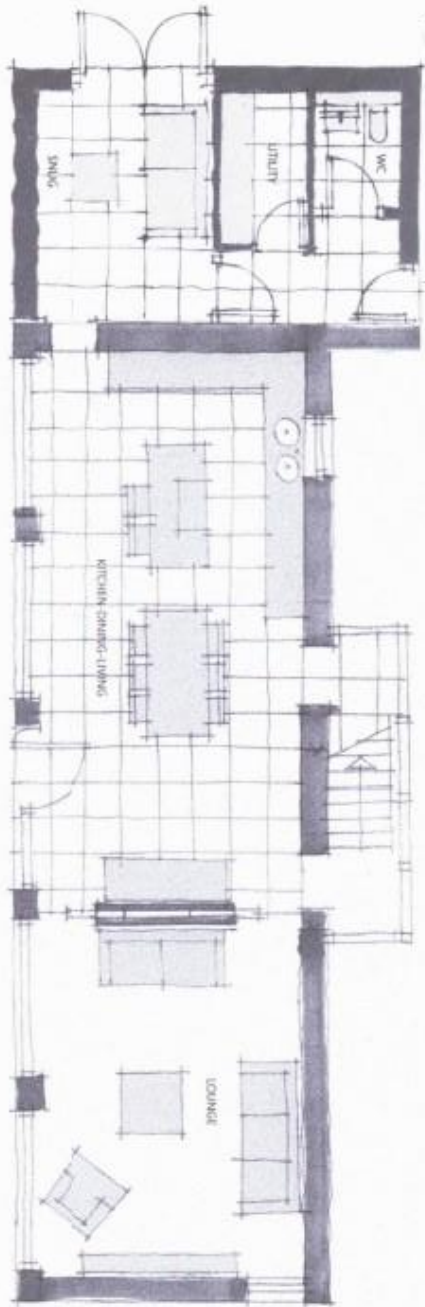
ESTATE AGENTS



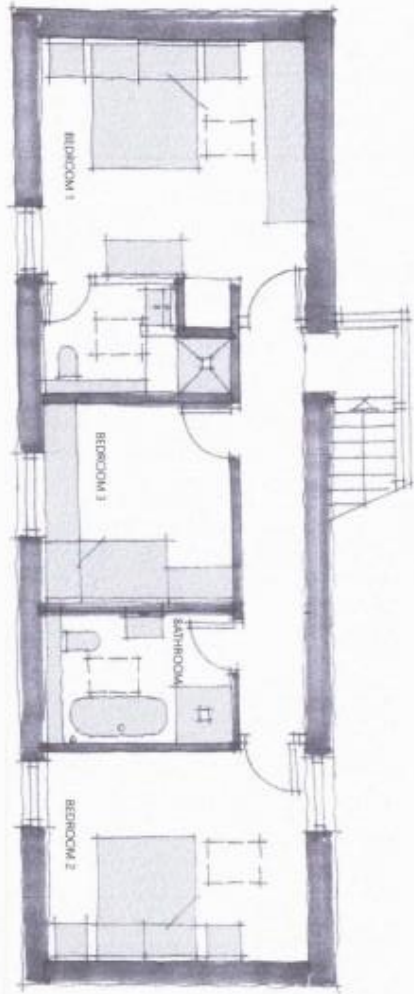
BARN 2, SPRING LODGE FARM, NORTHFIELD LANE, CRIDLING STUBBS, KNOTTINGLEY, WF11 0AW

BARN 2

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPRING LODGE FARM
CONCEPT PLANS AUGUST 2022

PROPERTY DESCRIPTION

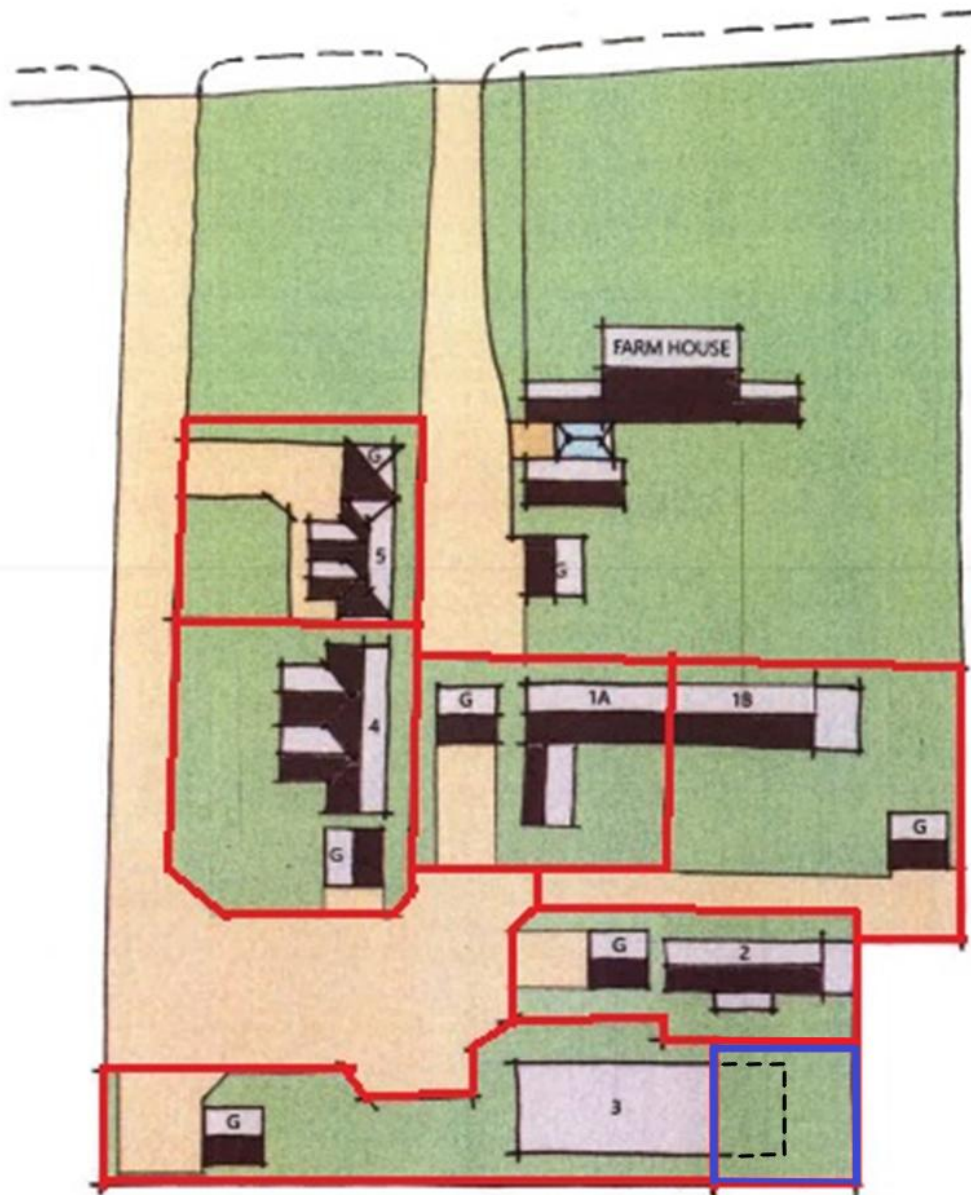
SET WITHIN BEAUTIFUL, GARDENS AND GROUNDS, THIS CHARMING BARN CONVERSION ENJOYS TRULY SUPERB LONG-DISTANCE RURAL VIEWS. IDEALLY POSITIONED FOR COMMUTERS, THE PROPERTY IS LOCATED JUST 11 MINUTES FROM THE M62 AND 5 MINUTES FROM THE A1. THIS CHARACTERFUL BARN OFFERS AN EXCITING OPPORTUNITY TO CREATE A STUNNING HOME, COMPLETE WITH A LONG PRIVATE DRIVEWAY AND A DOUBLE GARAGE, AS SHOWN IN THE ILLUSTRATIVE PLANS. THE PROPOSED ACCOMMODATION IS IMPRESSIVE IN SCALE AND DESIGN, CENTRED AROUND A VAST OPEN-PLAN LIVING, DINING, AND KITCHEN AREA—PERFECT FOR MODERN LIVING AND ENTERTAINING. ADDITIONAL GROUND FLOOR FEATURES INCLUDE A UTILITY ROOM AND A DOWNSTAIRS WC. LARGE, TRADITIONAL BARN WINDOWS FLOOD THE SPACE WITH NATURAL LIGHT WHILE FRAMING THE SURROUNDING COUNTRYSIDE VIEWS. THE CURRENT LAYOUT INCLUDES THREE BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM A SPACIOUS DRESSING ROOM AND EN-SUITE. THERE IS ALSO A WELL-APPOINTED HOUSE BATHROOM. SUBJECT TO REQUIREMENTS, THE DESIGN COULD EASILY BE ADAPTED TO PROVIDE A FOURTH BEDROOM.

THE BARN HAS ALSO RECEIVED PLANNING APPROVAL UNDER DECISION NO. ZG2024/0461/CPE, OFFERING FURTHER REASSURANCE AND CLARITY FOR PROSPECTIVE PURCHASERS LOOKING TO PROCEED WITH DEVELOPMENT.

Offers Around £180,000

EXTRA AREA OF LAND AVAILABLE SEPERATLEY, FURTHER DETAILS LISTED WITHIN THE BROCHURE.

Offers Around £20,000



PROPOSED SITE PLAN NTS







EXTRA LAND OPPORTUNITY

LAND EDGED IN BLUE ON THE PLAN, CURRENTLY ASSOCIATED WITH BARN 3, IS AVAILABLE FOR SEPARATE PURCHASE. IT IS ANTICIPATED THAT BARN 3 WILL OBTAIN PLANNING PERMISSION FOR CONVERSION INTO A STYLISH RESIDENTIAL DWELLING. IN CONNECTION WITH THIS, THREE BAYS THAT CURRENTLY FORM PART OF THE BARN WILL BE REMOVED BY THE EXISTING OWNERS. FOLLOWING THEIR REMOVAL, THE ADDITIONAL LAND WILL BE INCORPORATED AND ENJOYED AS PART OF BARN 2. THE PURCHASE OF THIS LAND CAN PROCEED IMMEDIATELY, SUBJECT TO A CLAUSE REQUIRING THAT THE AFOREMENTIONED BAYS ARE REMOVED WITHIN 18 MONTHS OF COMPLETION, REGARDLESS OF WHETHER PLANNING PERMISSION FOR BARN 3 IS GRANTED.

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.

The barn has also received planning approval under Decision No. ZG2024/0461/CPE, offering further reassurance and clarity for prospective purchasers looking to proceed with development.

Planning permissions for various properties at the farm have achieved planning consents for conversion in the past and some commencements have taken place. Prospective buyers can purchase subject or not subject to planning.

The artist impressions and site layout plan are a vision drawn by our retained architect and will require a further submission. 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.



Decision No ZG2024/0461/CPE

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 191 (AS AMENDED)

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 ARTICLE 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

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.



QUOTATION

Mr. Simon Blyth
Fairfield House
29 Hollowgate
Holmfirth
HD9 2 DG

3rd May 2022

Spring Lodge Farm Criddling Stubbs

Dear Simon

I refer to our recent conversation regarding the above property and write to confirm the following planning status.

Application 2013/0914/FUL

The conversion of 2 barns to create 2 detached dwellings including an extension and parking.

Conditional approval granted on 05-12-2013

Material start made following discharge of pre-commencement condition 3 comprising the formation of a foundation, which was inspected by building control

Application 2016/1228/DOC

Discharge of condition 3 attached to approval of the 2013 consent
Approved

Application 2017/0476/MAN

Non-material amendment to 2013 application to alter window and door openings
Approved

Heymoor Studio
18 Abbey Road
Shepley
West Yorkshire
HD8 8EP

Tel: 01484 602 377
Fax: 01484 602 723
Email: enquiries@waltonhorsfall.co.uk

www.waltonhorsfall.co.uk



Application 2008/0698/FUL

The conversion of an agricultural building to form 3 dwellings including garages and parking

Conditional approval on 26-09-2008

Material start made following discharge of pre-commencement condition 5 comprising the formation of a foundation, which was inspected by building control

Application 2011/0614/DPC

Discharge of condition 5 attached to approval of the 2008 consent
Approved

The above approvals establish that the principle of converting the farm buildings on the site to dwellings is acceptable and can form the basis of future design development and revised applications to maximize the potential of the site

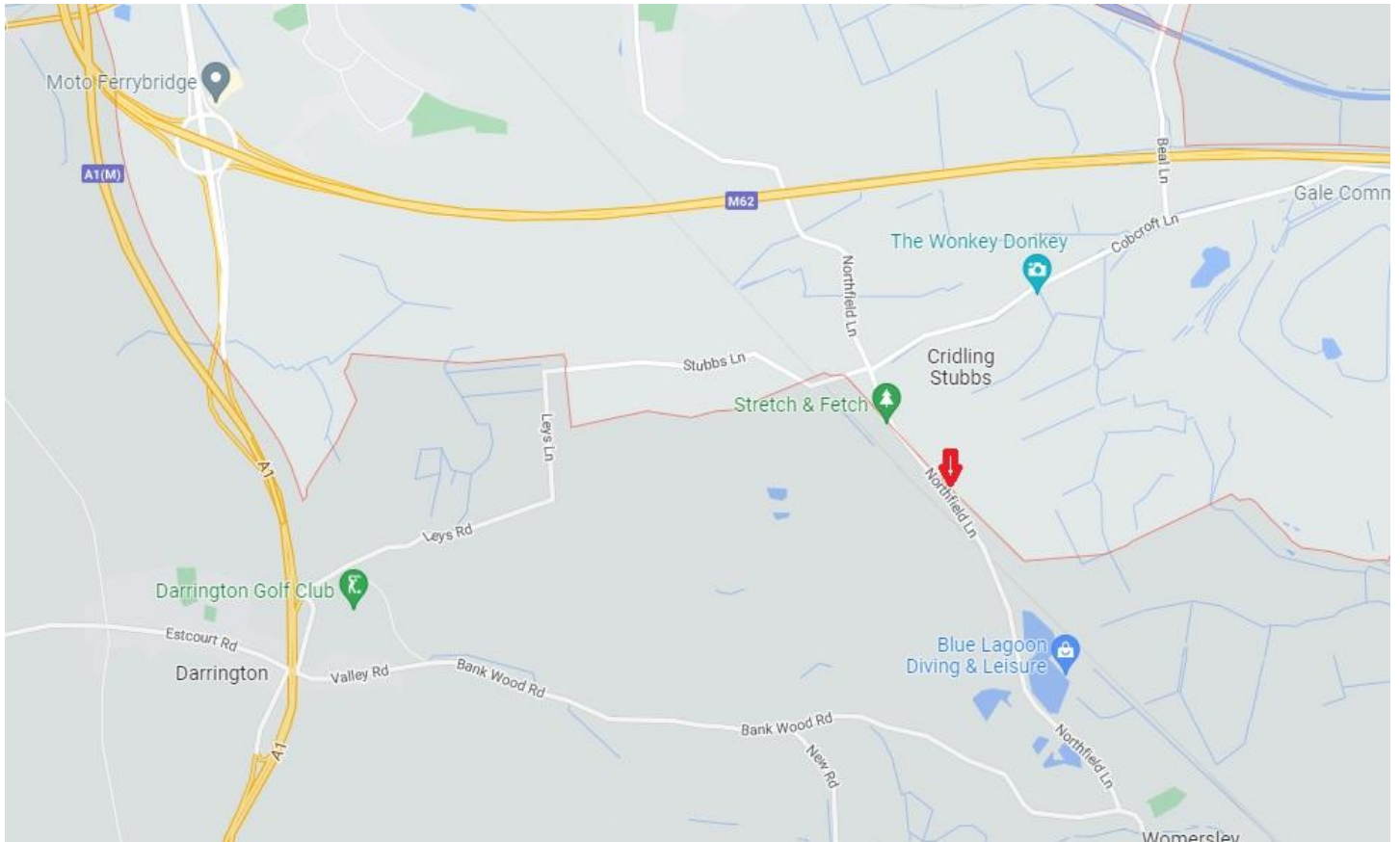
Yours sincerely

Angus Ellis
Ba (Hons) Dip Arch Arb

Heymoor Studio
18 Abbey Road
Shepley
West Yorkshire
HDB 8EP

Tel: 01484 602 377
Fax: 01484 602 723
Email: enquiries@waltonhorsfall.co.uk

www.waltonhorsfall.co.uk



ADDITIONAL INFORMATION

Being part of a select development with a total of six, this will incur additional costs in terms of services and roadway.

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

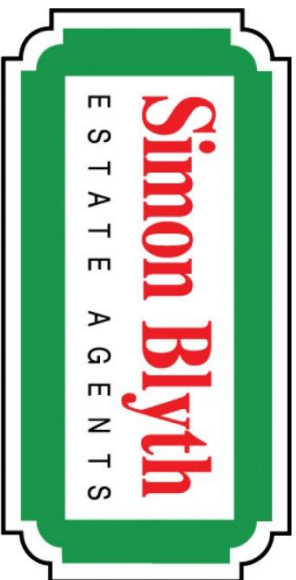
Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

Details printed 03/04/2026

PROPERTY VIEWING NOTES -



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259