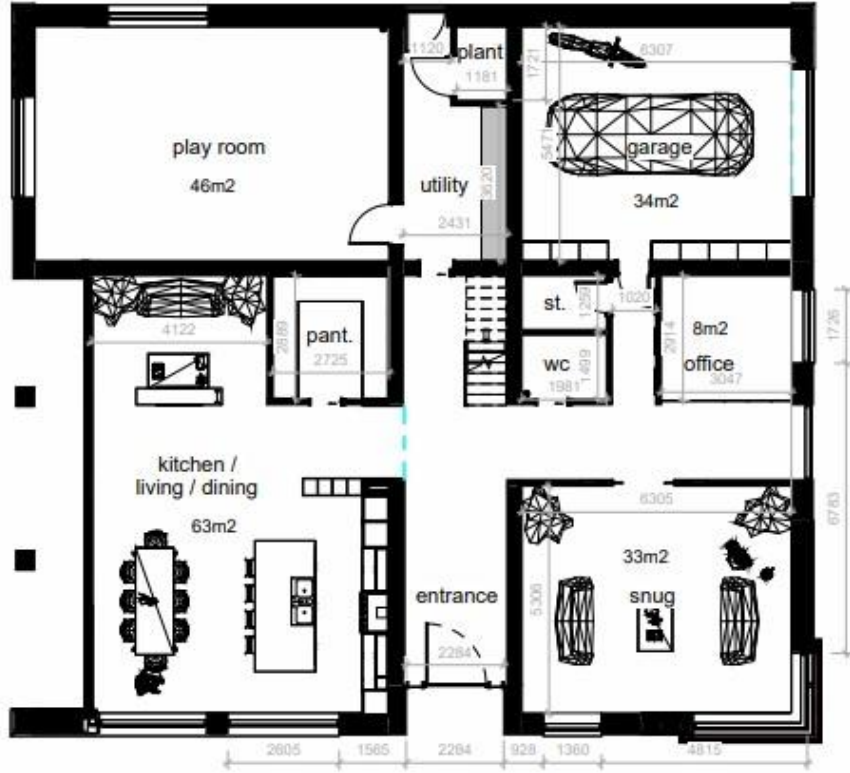


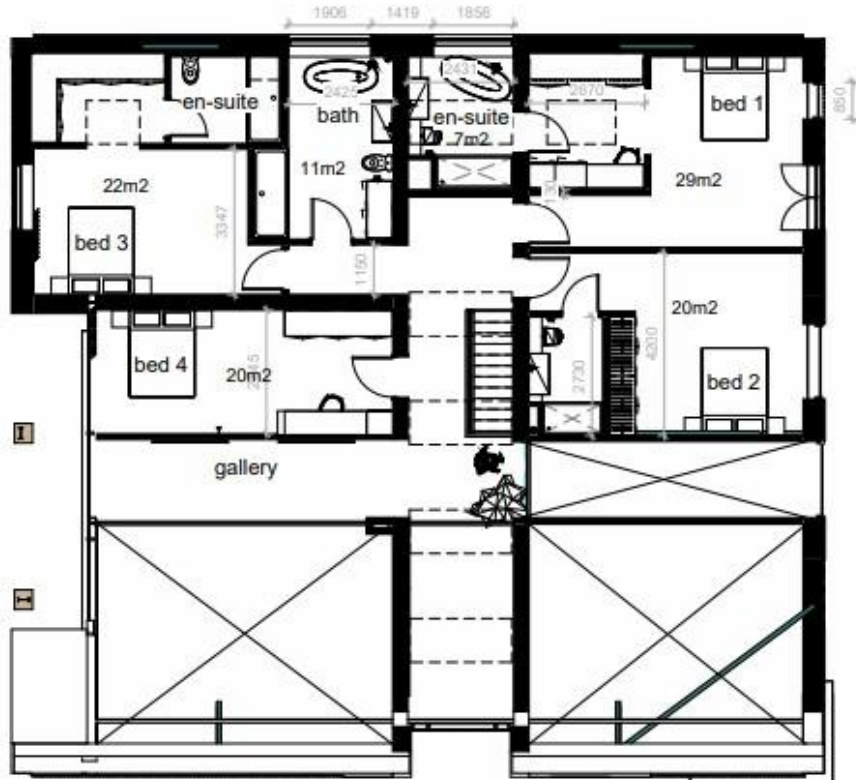


**THE BARN HOUSE, LOW MOOR LANE  
WOOLLEY, WAKEFIELD, WEST YORKSHIRE, WF4 2LJ**

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**GROUND FLOOR PLAN - PROPOSED**  
1 : 100



**FIRST FLOOR PLAN - PROPOSED**  
1 : 100



## PROPERTY DESCRIPTION

STANDING IN APPROXIMATELY 6.8 ACRES AND HAVING BROAD ROAD FRONTAGE ONTO LOW MOOR LANE. THIS FORMER AGRICULTURAL BARN HAS PLANNING CONSENT TO CREATE A FABULOUS, EXTREMELY STYLISH, LARGE, IMPRESSIVE HOME. WE OFFER FOR SALE THE COMPLETED ITEM, AT OFFERS AROUND £1,750,000. THE OWNER / DEVELOPER WILL CREATE A PROPERTY TO YOUR SPECIFICATIONS AND TO YOUR DESIRES AND WORK WITH YOU TO PROVIDE THE FEATURES THAT YOU REQUIRE. THE ARCHITECT'S DRAWINGS AND ARTIST IMPRESSIONS ARE SIMPLY SUPERB AND GIVE A FABULOUS INDICATION OF HOW THIS SPECTACULAR HOME WILL LOOK WHEN COMPLETED. THE OPPORTUNITY TO BUY THE RAW SITE AT A MUCH-REDUCED PRICE WITH A CONTRACT TO BUILD TO FULLY COMPLETE THE HOUSE TO YOUR SPECIFICATIONS IS AVAILABLE. THERE ARE MANY ADVANTAGES TO THIS, NOT LEAST THE SAVING IN STAMP DUTY, BUT ALSO A COMMITMENT THAT YOU WILL GET THE SPECIFICATION THAT YOU REQUIRE.

The plans demonstrate a beautiful two-storey accommodation which includes, fabulous entrance hall with first floor gallery, downstairs W.C, home office, sitting room, snug / second sitting room, fabulous living dining kitchen of enormous proportions with recessed loggia area and huge windows enjoying the views, integral garaging and utility room. Four bedrooms to the first-floor level, three of which are served by en-suites, house bathroom and galleried first floor landing. As well as a good driveway, huge amount of parking and turning space, attractive formal and informal gardens and wonderful paddock / fields. This home is a short drive away from the motorway network from Wakefield train station and is positioned between Craggstone and Woolley.

The property offers a truly self-sufficient lifestyle concept, featuring an established orchard with plum, pear, and apple trees, alongside a former allotment area ideal for continued cultivation. The surrounding land provides excellent scope for equestrian use or smallholding opportunities, allowing for grazing, paddocks, or further agricultural pursuits. This versatile outdoor space is perfectly suited to those seeking a more sustainable, rural way of life while retaining flexibility for a range of uses.

**Price, £1,750,000 completed, £800,000 for the Barn and Land with contract to build to finish to the purchaser's specification.**

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# PLANNING DESCRIPTION

<b>Reference</b>	<b>25/00611/COUQ</b>
<b>Alternative Reference</b>	<b>PP-13873078</b>
<b>Application Received</b>	<b>Mon 24 Mar 2025</b>
<b>Application Validated</b>	<b>Mon 24 Mar 2025</b>
<b>Address</b>	<b>Barn Off Low Moor Lane, Woolley, Wakefield, WF4 2LJ</b>
<b>Proposal</b>	<b>Conversion of Agricultural Building to 1 No Residential Dwelling including operational development</b>
<b>Status</b>	<b>Unknown</b>
<b>Decision</b>	<b>Deemed Consent</b>
<b>Decision Issued Date</b>	<b>Thu 10 Jul 2025</b>
<b>Appeal Status</b>	<b>Not Available</b>
<b>Appeal Decision</b>	<b>Not Available</b>

## SERVICES

It should be noted that the barn currently benefits from its own water and electric supplies.



**Front (East) Elevation - PROPOSED**  
1 : 100



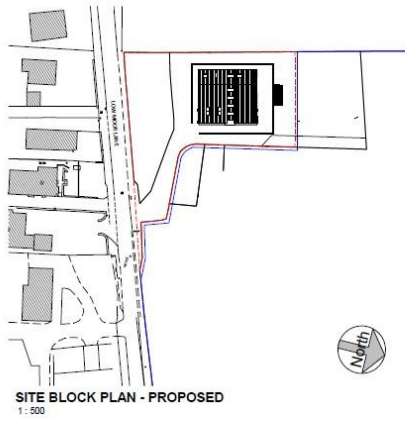
**Side (South) Elevation - PROPOSED**  
1 : 100



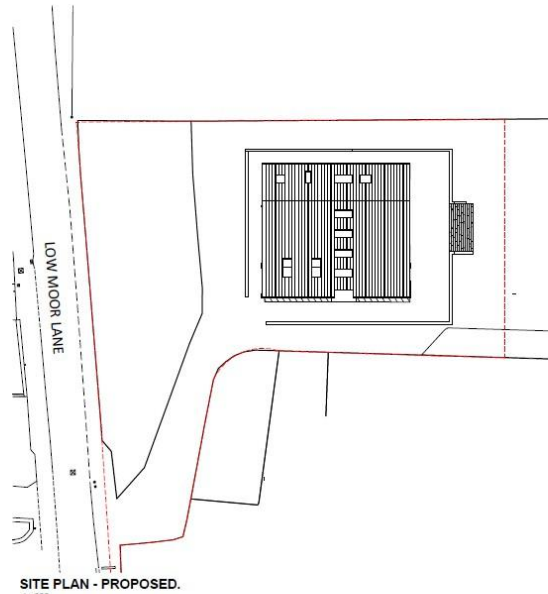
**Rear (West) Elevation - PROPOSED**  
1 : 100



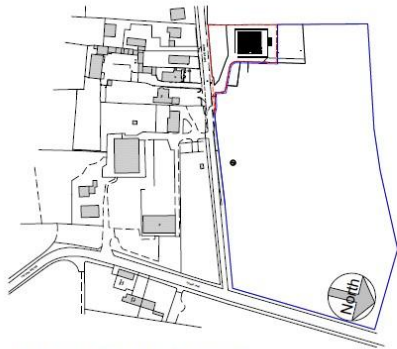
**Side (North) Elevation - PROPOSED**  
1 : 100



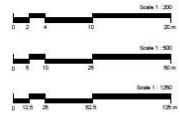
SITE BLOCK PLAN - PROPOSED  
1:500



SITE PLAN - PROPOSED.  
1:200



SITE LOCATION PLAN - PROPOSED  
1:1250









## ADDITIONAL INFORMATION

Viewings are strictly by appointment, please contact the office to arrange.

### **Allowances**

Proposed allowances to be utilised through the conversion project other specific allowances to be discussed.

- **Bathrooms:** £15,000 allowance per bathroom, providing for premium sanitaryware, fittings, and finishes.
- **Downstairs WC:** £3,000 allowance for contemporary fixtures and finishes.
- **Ground Floor Flooring:** £20,000 allowance for high-quality flooring throughout the ground floor.
- **Kitchen:** £45,000 allowance, including kitchen units, worktops, and integrated appliances.

All allowances are indicative and provide flexibility for purchasers to personalise finishes to their own taste.

EPC rating - N/A

Property tenure - Freehold

Local Authority - Wakefield Metropolitan District Council

Details printed 18/12/2025

### **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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### **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

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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

### **PROPERTY VIEWING NOTES**



### MAIN CONTACTS

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W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [wakefield@simonblyth.co.uk](mailto:wakefield@simonblyth.co.uk)

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