

**Simon Blyth**

ESTATE AGENTS



**HAIGH HOUSE, THE GRANGE, THREE COTTAGES, BARN, STABLES, LAKE &  
APPROX 14 ACRES OF LAND  
WAKEFIELD ROAD, ROTHWELL HAIGH, LS26 0RZ**



## PROPERTY DESCRIPTION

OF INTEREST TO COMMERCIAL DEVELOPERS, OWNER OCCUPIERS OR INVESTORS, A RARE OPPORTUNITY TO PURCHASE SUBSTANTIAL EXISTING DWELLING HOMES, COTTAGES, STABLES AND BARN SAT IN APPROXIMATELY 14 ACRES INCLUDING A LAKE FRONTING THE A61 WAKEFIELD ROAD, BETWEEN ROTHWELL AND LEEDS CITY CENTRE, APPROXIMATELY 1 MILE FROM JUNCTION 7 OF THE M621.

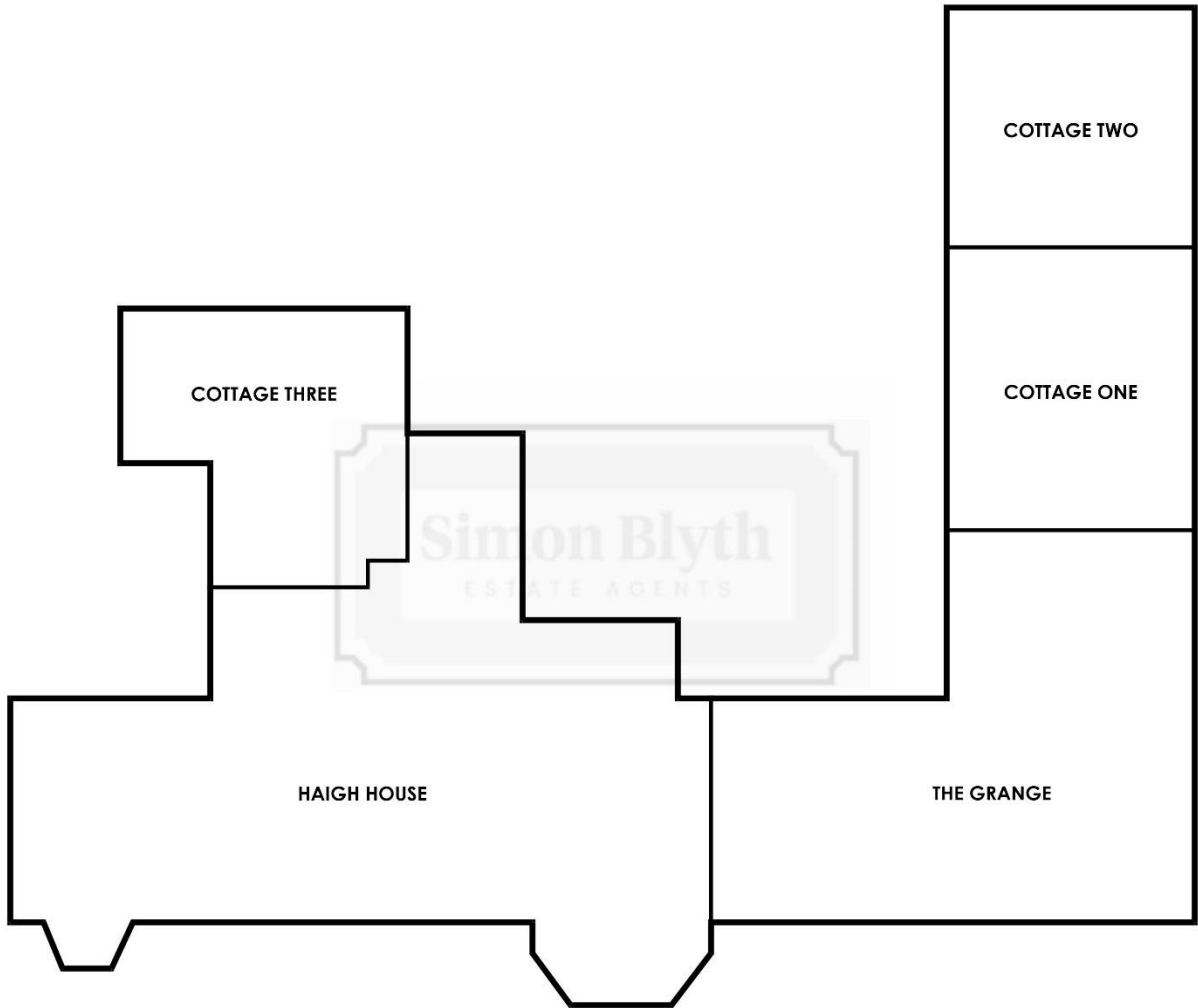
HAIGH HOUSE, THE GRANGE AND ITS ASSOCIATED BUILDINGS OFFER A HUGE AMOUNT OF POTENTIAL, PRESENTING OPPORTUNITIES TO CREATE RESTAURANT, HOTEL, SCHOOL, SPA, HOLIDAY LETS, AESTHETIC CLINIC OR ANY OTHER COMMERCIAL PREMISES (SUBJECT TO PLANNING). THE LAND ITSELF IS ALSO OF GREAT INTEREST TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPERS (SUBJECT TO PLANNING) AS IT SITS IN A SUPERB LOCATION BETWEEN OTHER AREAS OF LAND WHICH HAVE BEEN ASKED TO BE CONSIDERED FOR FUTURE DEVELOPMENT IN THE LOCAL URBAN DEVELOPMENT PLAN.

***Viewing strictly by appointment, please contact the selling agent's office to arrange.***

**Offers Around £1,850,000**

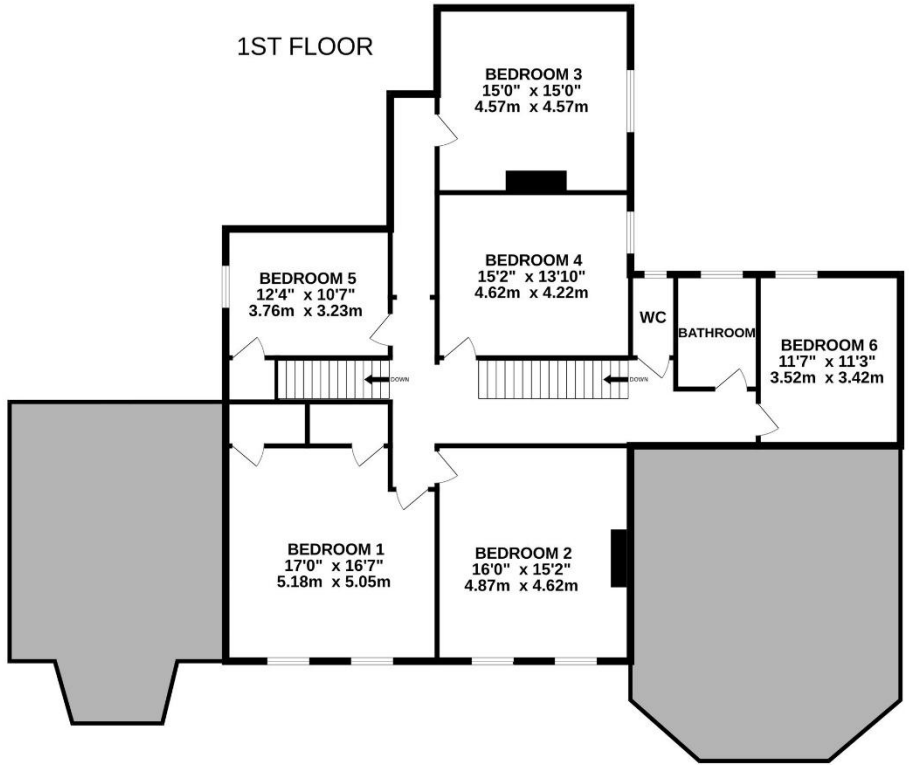
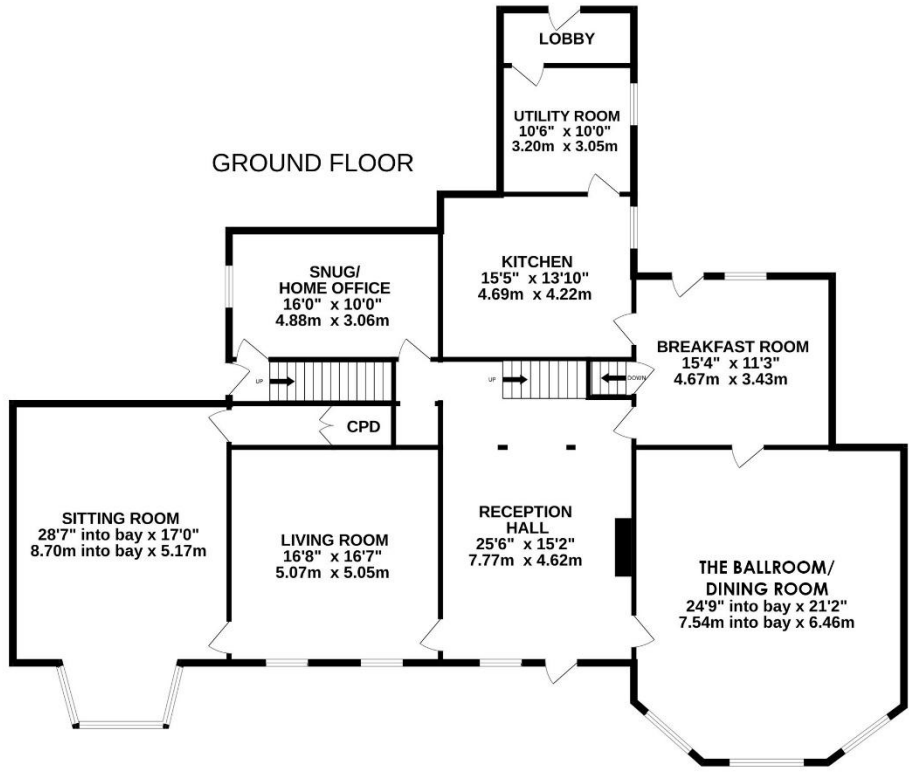
Haigh House, The Grange, Three Cottages, Barn, Stables, Lake & Approx 14 acres of Land





**HAIGH HOUSE - THE GRANGE**

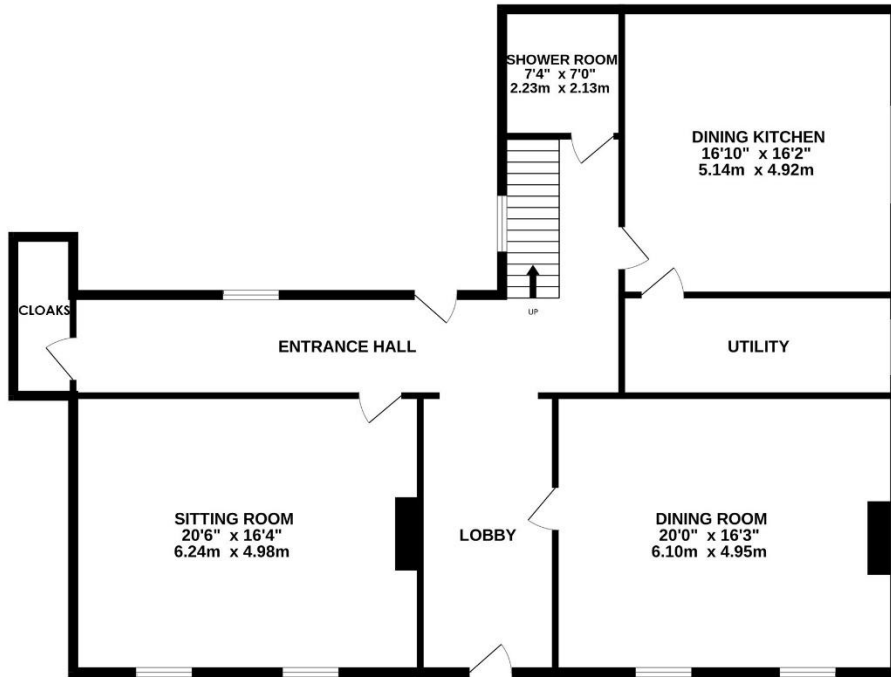
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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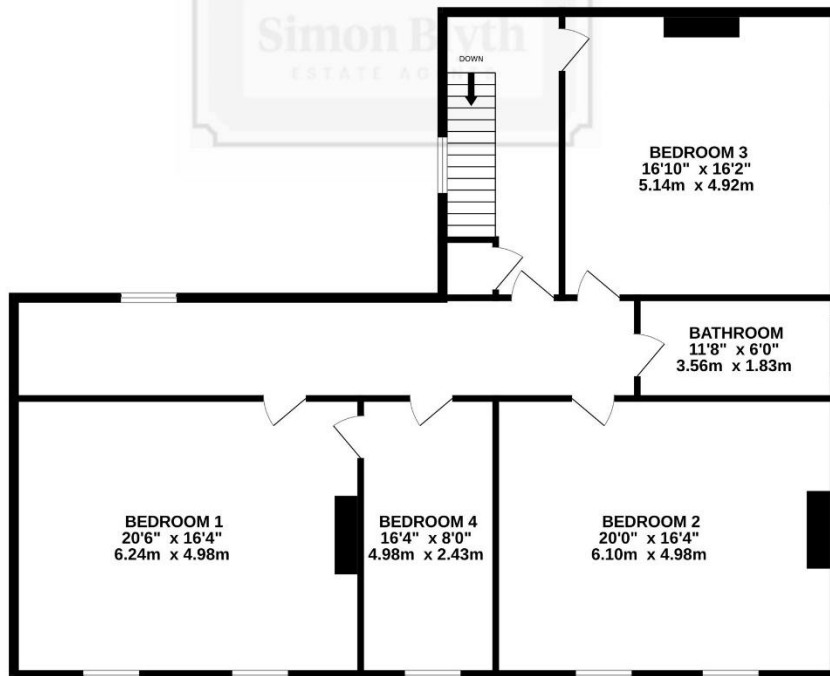
**HAIGH HOUSE**

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GROUND FLOOR



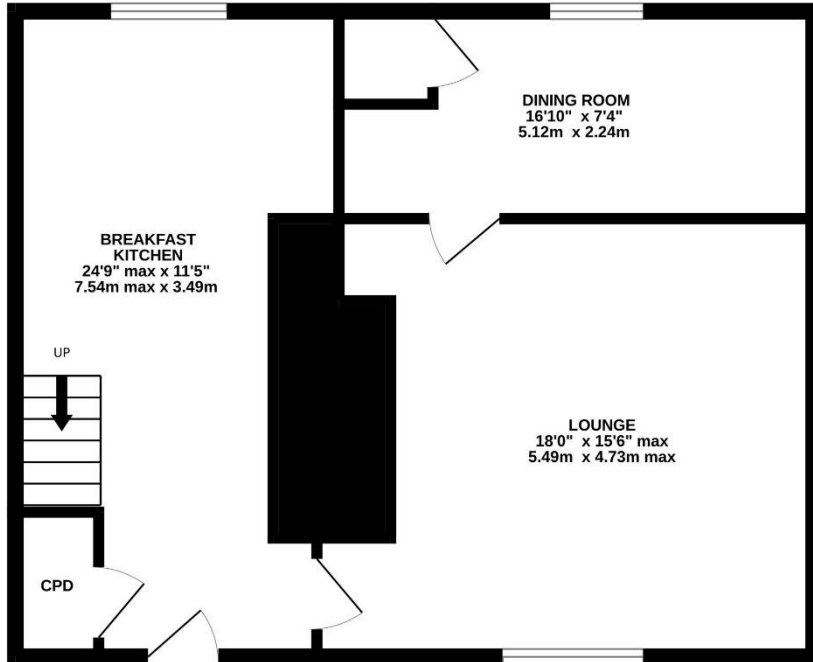
1ST FLOOR



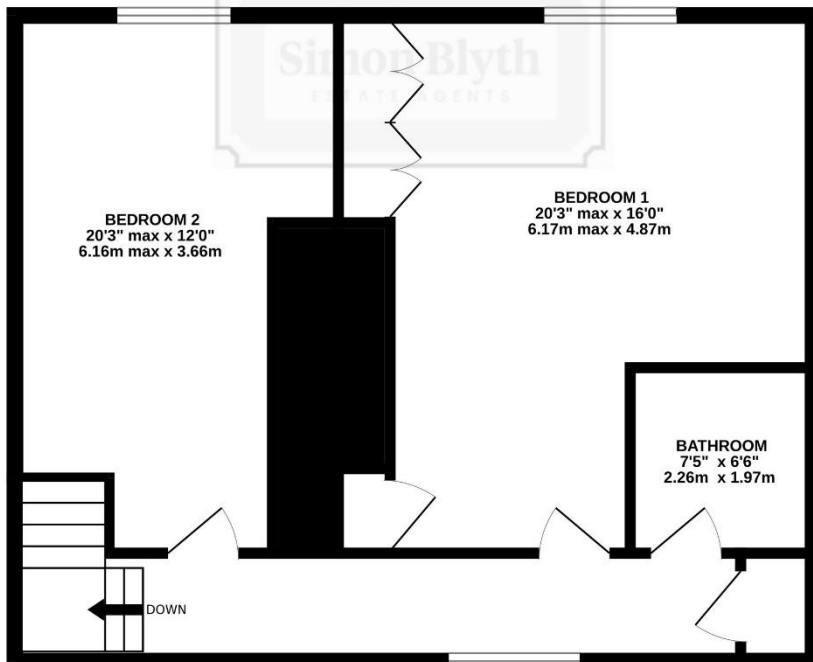
THE GRANGE

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GROUND FLOOR



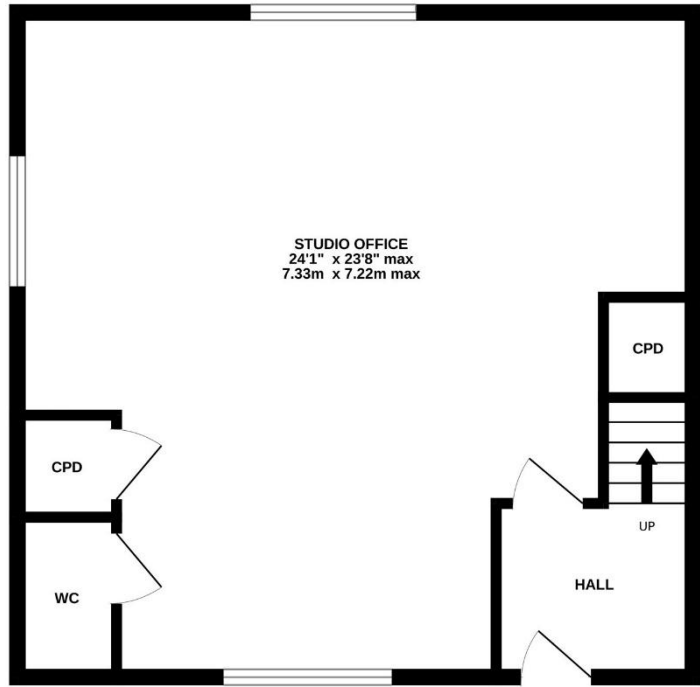
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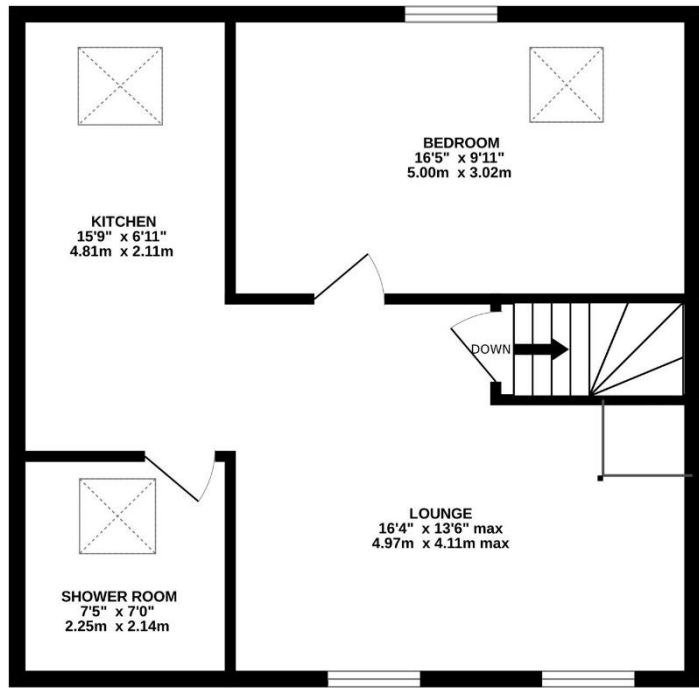
COTTAGE ONE

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GROUND FLOOR



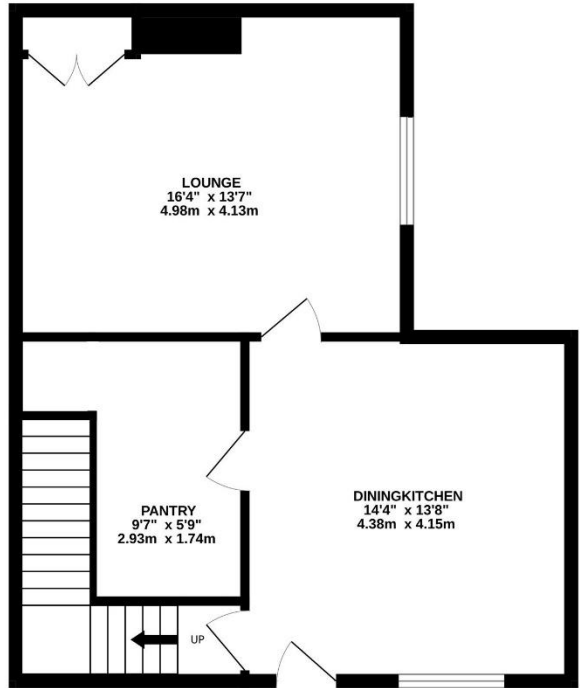
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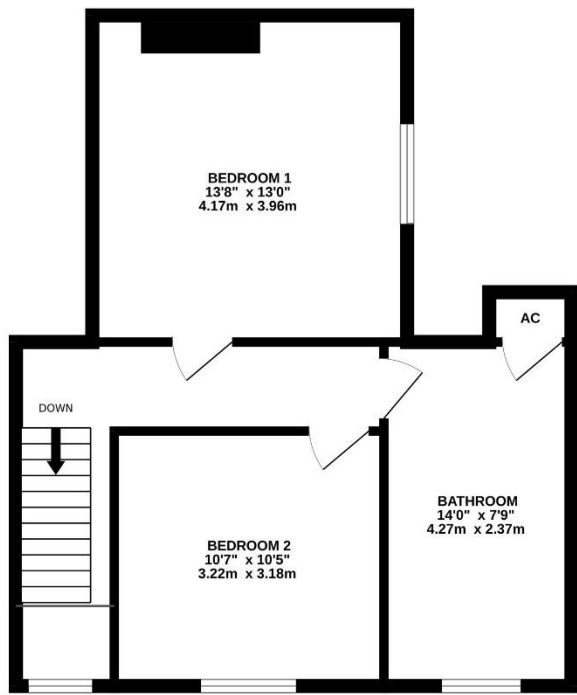
COTTAGE TWO

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GROUND FLOOR



1ST FLOOR



COTTAGE THREE

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## LOCATION

The property is accessed via a private driveway directly off A61 Wakefield Road, approximately 1.5 miles from Rothwell and approximately 5.5 miles from Leeds City Centre. There is established commercial with a mile of the property with the established Leeds Valley Park and recent industrial units being developed off Savanna Way. Junction 7 of the M621 Motorway is approximately 1 mile away and junction 45 of the M1 Motorway is approximately 1.5 miles away.

## PROPERTY

The property comprises of two principal houses, The Grange and Haigh House with three cottages, stable and barns, all set within 14 acres of land including a lake. The buildings total approximately 1,000 sq m (10,765 sq ft) and offer excellent potential for conversion (subject to planning) for a variety of commercial uses, offering good levels of car parking and access to all buildings.



## COVENANT

On sale, a covenant may be placed upon the property (not the house and immediate gardens but purely the fields to the front and the lake). The Covenant will be for 30 years and have a 30% uplift for future development, whether this be residential or commercial and also for infrastructure purposes.

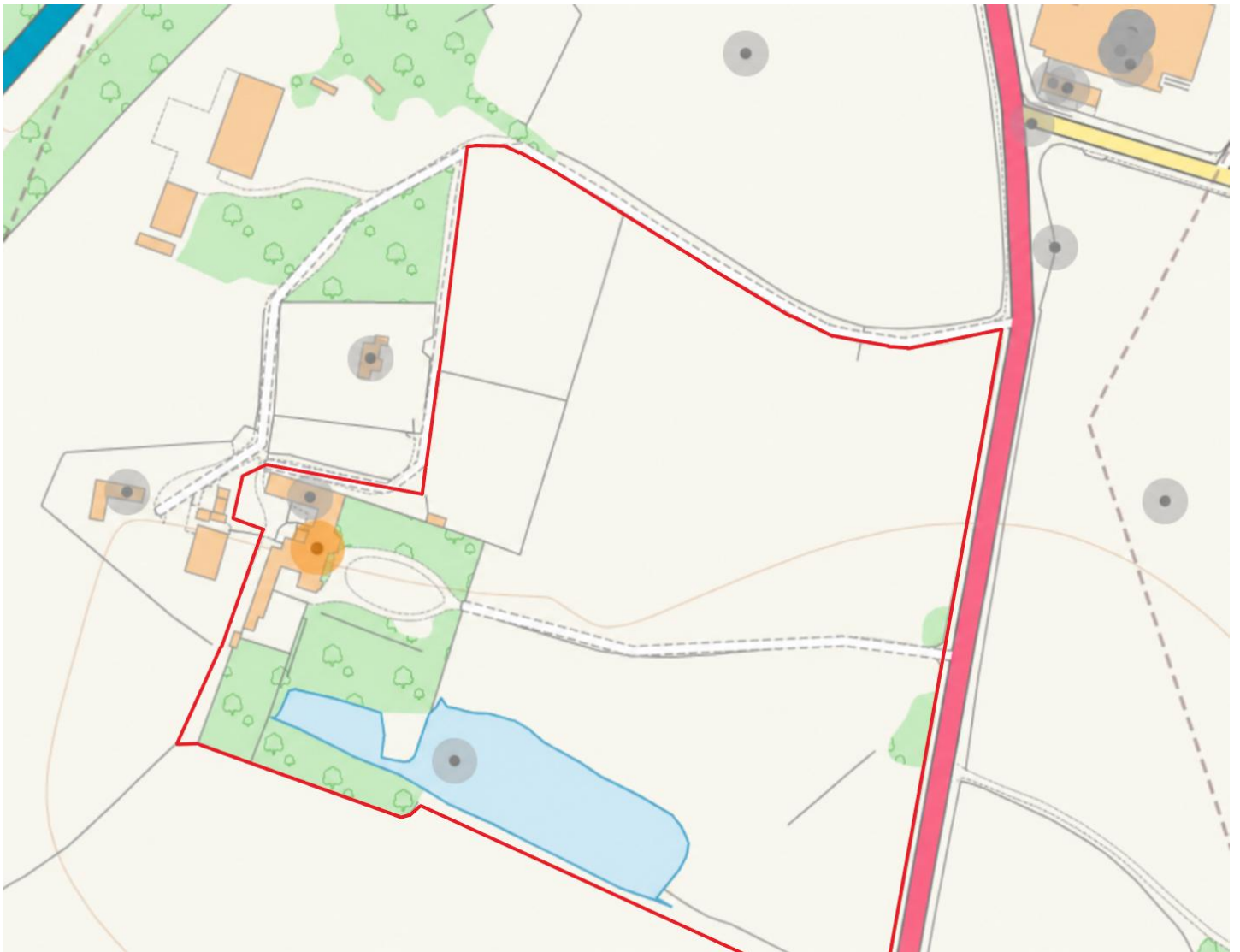
## LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

## VIEWING AND FURTHER INFORMATION

Viewing is strictly by appointment. For further information please contact Gina Powell ([gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)) or Simon Blyth on 01924 361631.





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## **ADDITIONAL INFORMATION**

### **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

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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 14:00

Sunday - 11:00 to 13:00

Details printed 09/06/2026

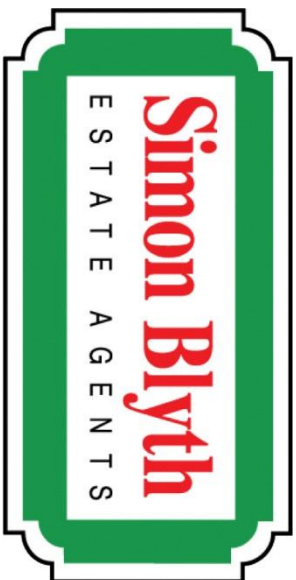
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**PROPERTY VIEWING NOTES**

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**PROPERTY VIEWING NOTES**



### MAIN CONTACTS

T: +44 (0)1924 361631

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

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

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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