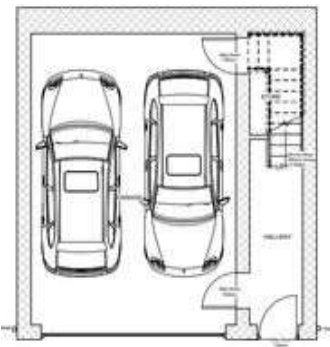




**Building plot adjacent to 152 Somerset Road, Almondbury, HD5 8HY**

Floorplan



Level 0  
1:50



Level 1  
1:50



Level 2  
1:50



Level 3  
1:50

## PROPERTY DESCRIPTION

Best and final offers to be received by midday on Wednesday 15<sup>th</sup> July 2026.

A single freehold building plot with planning permission granted for a four-bedroom stone built detached house approaching 2000 square feet plus integral double garage.

The plot is located within an established residential area close to local schools, Almondbury village and the town centre.

The accommodation will comprise at road level, entrance hall and integral double garage. Upper ground floor landing, living room, office/playroom, utility room with w/c off and dining kitchen. First floor landing, three bedrooms and bathroom. Second floor master bedroom, en-suite and storeroom.

To view the planning permission and supporting documents, please visit Kirklees planning portal quoting application no. 2024/70/91673/W.

To view the plot, turn right onto Broadgate then right onto an access lane running along the rear of the houses.

Price Guide: £150,000

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Site plan



**GENERAL NOTES:**

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO THE WORKS BEING CARRIED OUT.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND ANY SUBSEQUENT APPROVED LOCAL AUTHORITY PLANNING CORRESPONDENCE INCLUDING DRAWINGS, DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE, AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, H.S.E. RECOMMENDATIONS/GUIDANCE AND THE CURRENT C.D.M. REGULATIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH LEACH RHODES WALKER ARCHITECTS GENERAL ARRANGEMENT DRAWINGS, TOGETHER WITH RELEVANT DETAILED DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL ENGINEERS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL ENGINEERS INFORMATION.

FOR ALL ABOVE GROUND DRAINAGE WORKS REFER TO THE PUBLIC HEALTH ENGINEERS INFORMATION.

ALL PRODUCTS SPECIFIED ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SPECIFICATION AND DETAILS.

PO1	RE-SUBMITTED PLANNING ISSUE	10.04.2023	WBK
REV	AMENDMENT	DATE	BY

MILIEU LIVING LIMITED  
THE COSSHO FERRIS  
11 KILVAUGH ROAD  
HADEEPSFIELD  
HODDERS  
WWW.MILIEULIVING.CO.UK

CLIENT  
MILIEU LIVING

PROJECT  
PROPOSED DEVELOPMENT OF  
1 NO. RESIDENTIAL DWELLING

DRAWING  
EXISTING SITE PLAN

STATUS  
PLANNING

SCALE  
1:500 @ A4

DATE  
10.04.2023

JOB No  
-

NAME  
WBK

DRAWING No  
MIL-001-01

Rev  
P01





## Building Materials

Studio J Architects Ltd  
Office 35 The Junction  
Charles Street  
Horbury  
WF4 5FD



### 150 Somerset Road, Huddersfield

**Application Number: 23/62/91327/W**

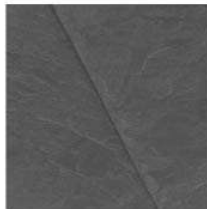
Rev. A: 21.11.24: Updated Wall & Roof materials

Rev. B: 26.11.24: Added rainwater goods

External walls material: Stone supplied by Abacus Stone Sales. New 140mm Split Face Tumbled Walling Stone



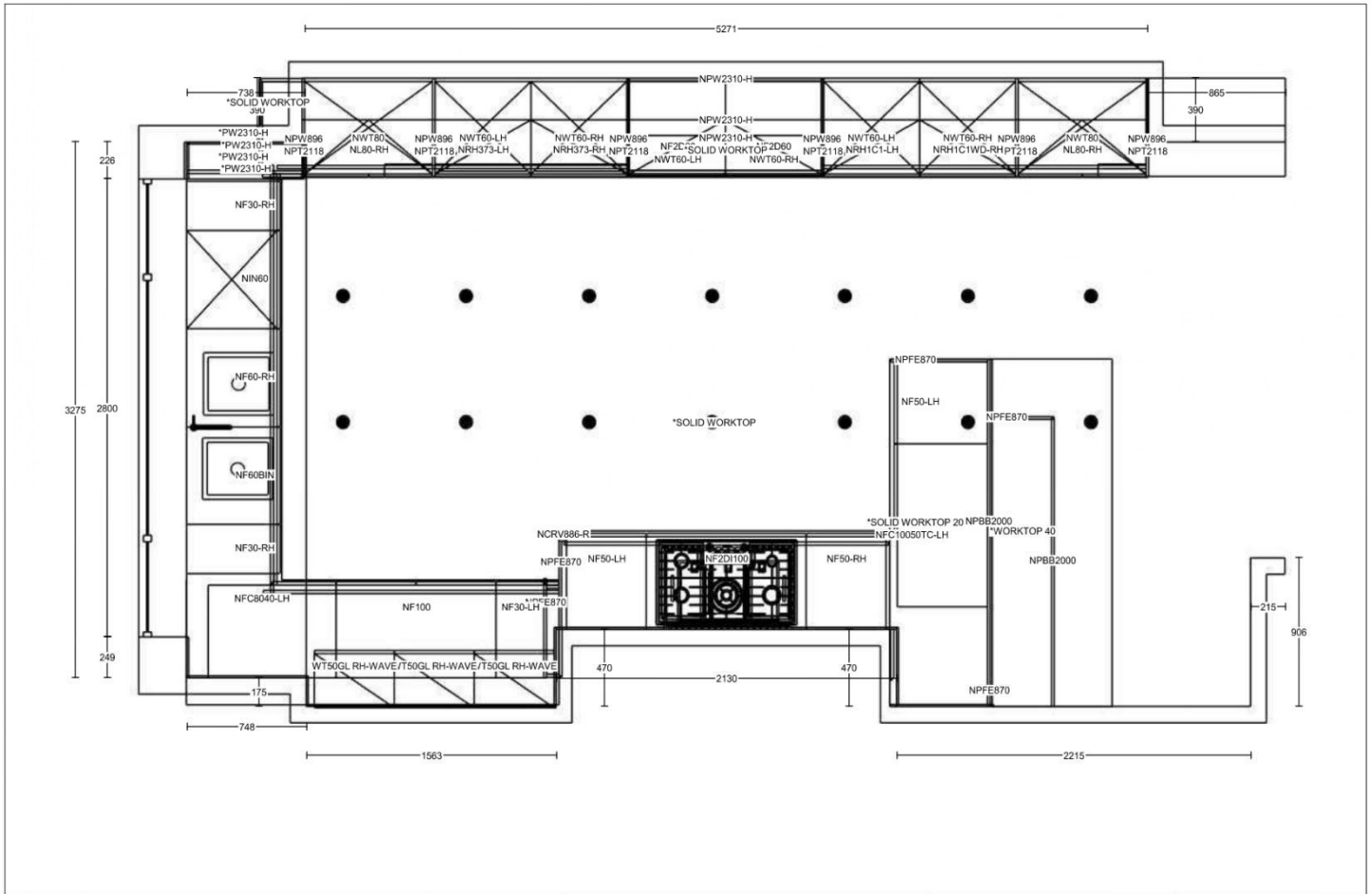
Roof material: Tiles supplied by JT Atkinson. Cobrana Standard Slate Grey



Dormer material: Cladding supplied by Millboard Envello Shadow Line+

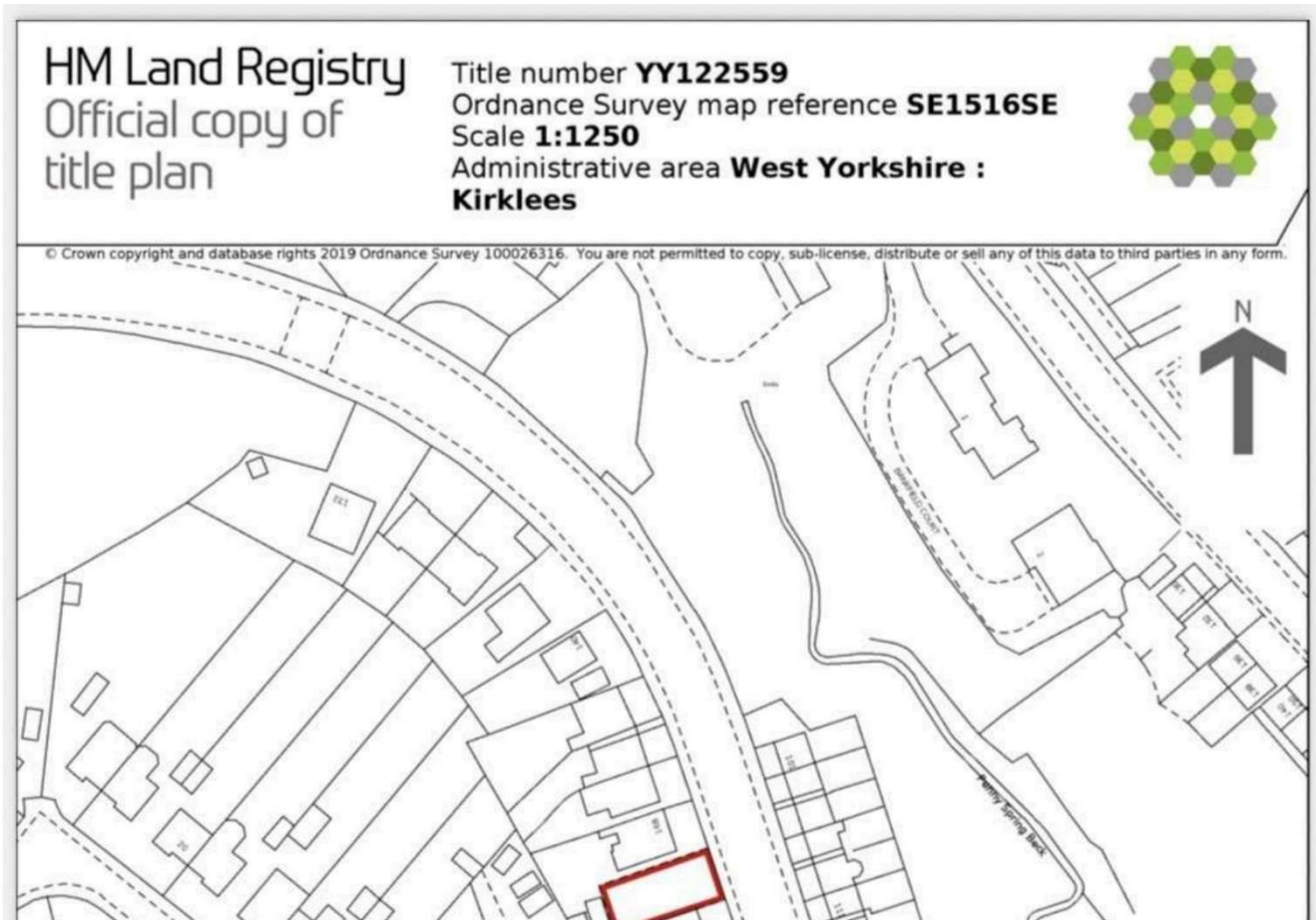


## Kitchen Images



<p>If you have chosen Magnet to install your kitchen, all dimensions will be verified at the Pre-Fit Survey by the Magnet approved installer. If you have not chosen to use the Magnet Installation service, then please ensure that your chosen fitter checks the layout, dimensions and content before quoting you for the work.</p>	<p>I agree to the above layout and have viewed the separate Key Element Confirmation document</p> <p>Customer Signature: _____</p> <p>Designer Signature: _____</p> <p>Date: _____</p>	<p>Drawing No. _____</p> <p>Printed: 13/10/25</p> <p>Scale: 1:20</p> <p>Page Number: 1</p> <p>Range: Nordic Oak</p>	
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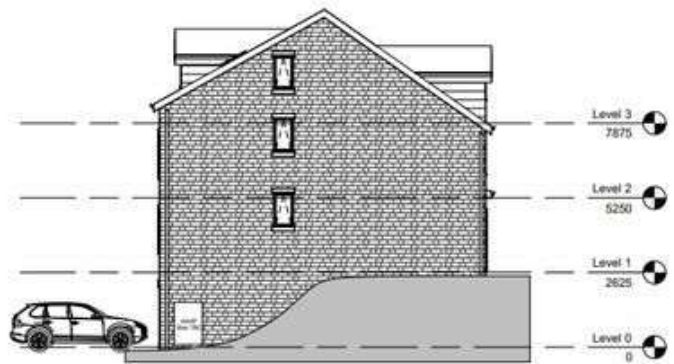
**Title plan 1**



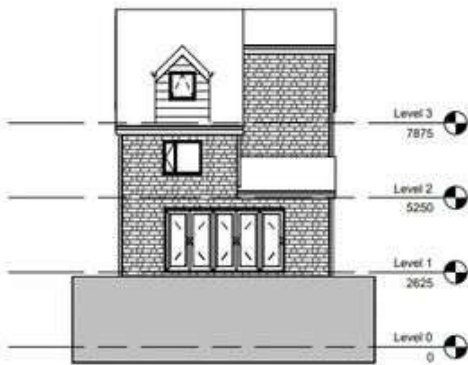




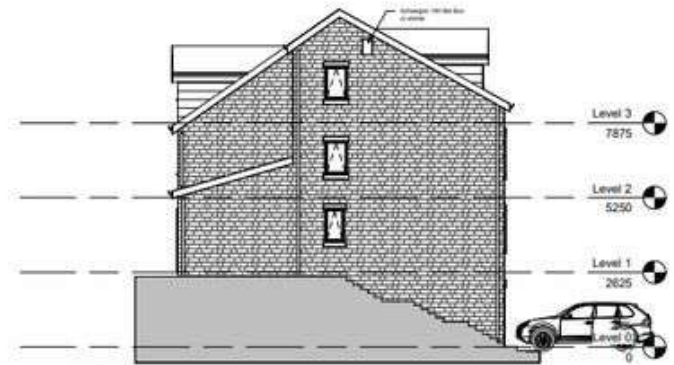
Front Elevation - East  
1 : 100



Side Elevation - North  
1 : 100



Rear Elevation - West  
1 : 100



Side Elevation - South  
1 : 100



**MAIN CONTACTS**

T: 01484 651878  
 W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)  
 E: [huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

**OFFICE OPENING TIMES**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30  
 Saturday - 9:00 to 16:00  
 Sunday - 11:00 to 14:00



**GENERAL NOTES**

ALL DIMENSIONS ARE TO BE CHECKED ON SITE WITH ANY VARIATIONS REPORTED TO THE ARCHITECT PRIOR TO THE WORK BEING COMMENCED.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE PLANNING APPROVAL AND THE CURRENTLY APPROVED LOCAL AUTHORITY PLANNING CONDITIONS INCLUDING EXISTING DOCUMENTS AND REPORTS.

ALL WORKS ARE TO COMPLY WITH THE BUILDING REGULATIONS, BRICKS STANDARDS CODE OF PRACTICE AND ANY LOCAL STATUTORY REQUIREMENTS.

ALL WORKS ARE TO COMPLY WITH CURRENT HEALTH AND SAFETY LEGISLATION, RECOMMENDATIONS AND THE CURRENT CODE REGULATIONS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH EACH DRAWING WHICH ARE REFERRED TO UNDER ADVISORY DRAWINGS. CO-ORDINATE WITH RELEVANT NEARBY DRAWINGS AND SPECIFICATIONS.

FOR ALL STRUCTURAL WORKS REFER TO THE STRUCTURAL DRAWINGS INFORMATION.

FOR ALL MECHANICAL AND ELECTRICAL WORKS REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS INFORMATION.

FOR ALL EXISTING CROSSLING DRAINAGE WORKS REFER TO THE CIVILS AND DRAINAGE INFORMATION.

ALL PRODUCTS SHOWN ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND DETAILS.

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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
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