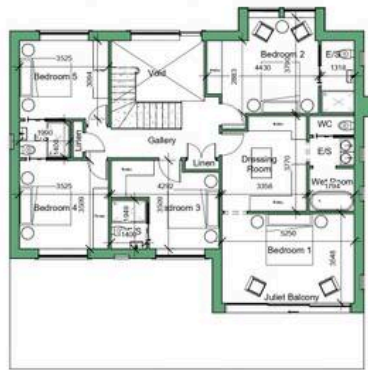




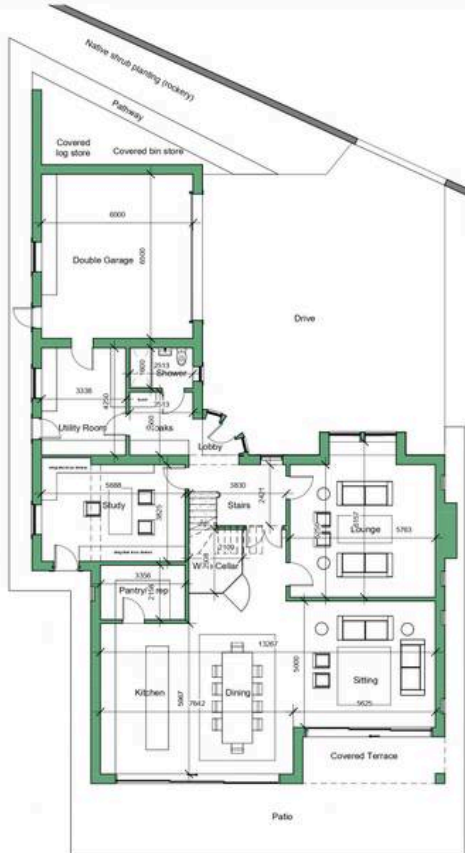
**Land / Building Plot, Stringer House Lane, Emley**  
Huddersfield, HD8 9SU

Best & Final Offers Over **£480,000**





Proposed First Floor Plan  
1:50



Proposed Ground Floor Plan  
1:50



Proposed Principal Elevation (West)  
1:50



Proposed Side Elevation (South)  
1:50



Proposed Rear Elevation (East)  
1:50



Proposed Side Elevation (North)  
1:50



Proposed Site Plan 1:200

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File: 2025113/102  
Date: 01/04/25  
Author: JH

**HILL RISE**  
ARCHITECTURE

Client: Mr S Henley  
Project: Land Adjacent 28 Stringer House Lane, Emley  
Drawing Title: Proposed Plans and Elevations

Drawing No: 2025113/102  
Revision: P0  
Date: As indicated @ A1  
Date: Apr/25  
Drawing No: JH  
Planning: Hill Rise Architecture Ltd  
RIBA Registered Architect  
ARB Registered Architect



Indicative Front 3D View



Indicative Front Aerial 3D View

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Indicative Rear 3D View



Indicative Front 3D View



Indicative Streetscene 1:100





## Land / Building Plot, Stringer House Lane, Emley

Huddersfield, HD8 9SU

A BEAUTIFULLY POSITIONED PLOT OF APPROX. 0.65 ACRES WITH PLANNING CONSENT FOR A NEW, EXCEPTIONALLY STYLISH, FIVE-BEDROOM, DETACHED HOME WITH OUTSTANDING VIEWS OUT OVER GARDENS, Paddock AND COUNTRYSIDE BEYOND, TOWARDS EMLEY CHURCH.

***\*\*This plot is offered for sale via the Best & Final Offers method. All bids should be submitted to the Kirkburton office by 12 noon on Thursday 4th September 2025. \*\****





Rare to the market place is this building plot with paddock; a relatively level site off Stringer House Lane with access to all major services. The plot has recently achieved planning consent for the building of a detached dwelling of a substantial size and to a very high architectural standard. The new house could obviously be subject to alterations.

The current plans include an entrance lobby, impressive double-height hallway with feature staircase, WC/shower room, lounge, full-width magnificent dining living kitchen running along the entire rear of the property with full glazing enjoying the views, pantry, utility room, separate study, five bedrooms (bed one with large dressing room and all served by en-suites), an integral double garage, impressive driveway, and all set in a wonderful location with great commutability and offering stunning views.

Planning application number: 2025/62/91232/E

#### **Additional Information**

- There is currently a small stable block on the site.
- The boundaries are clear, however it should be noted that the left hand boundary (as you look down the plot) is not the post and wire fencing, it actually includes the majority of the hedging situated to the left of said fencing.









***\*\*This plot is offered for sale via the Best & Final Offers method. All bids should be submitted to the Kirkburton office by 12 noon on Thursday 4th September 2025. \*\****

#### **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

#### **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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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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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





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