



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Low Farm, Warmfield Lane
Warmfield, Wakefield



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£1,500,000

WITH A TOTAL SITE AREA OF APPROX. 4.5 ACRES, ON OFFER THERE IS A MAGNIFICENT FAMILY HOME, A VAST AGRICULTURAL BARN, LARGE STABLE AND GARAGE BLOCK PLUS ADDITIONAL OUTBUILDINGS WITH PLANNING TO CONVERT TO CREATE AN ADDITIONAL 5 RESIDENTIAL UNITS.

With a total site area of approx. 4.5 acres, on offer there is a magnificent family home, a vast agricultural barn, large stable and garage block plus additional outbuildings with planning to convert to create an additional 5 residential units.

The resale value of the units will be very high as the grazing land of approx. 3 acres can be appropriately split between the relevant units when offered for sale, we anticipate this to be in the region of £300 -£350 per square foot and the house with garden itself will command a value of between £900,000 to £1,000,000 when the site is completed at current values.



The site of course may also appeal to those who wish to retain the vast barn and stables for their own personal or business use. The potential business use of these outbuildings is wide ranging, subject to the necessary consents.

The total square footage of the house and all the outbuildings amounts to a staggering 14000 square feet { 1300 square metres }.

The agricultural barn measures, 22 metres x 24 metres totalling 528 square metres { 5670 square feet } itself and benefits from numerous stables/workshops and a separate office with secure electric roller shutter doors whilst the stable block comprises 3 large high quality stables 4 large store rooms, tack room and storage barn plus a secure 4 car garage. This is in addition to a large detached field shelter and a further detached large workshop with office. Our separate floor plans show the extent of the size and make up of each of these outbuildings.

The site has two separate vehicular accesses from differing roads allowing the site to be split if required and allowing separate vehicular access to the remaining farmhouse and the new residential units.

The detached farmhouse has its own menage and secure gated entrance and is a stunning family home which extends to 5 double bedrooms, 4 bathrooms, 4 reception rooms including a wonderful dining kitchen in addition to a detached entertainment room which could be converted, subject to planning, to a bungalow for dependant relatives in addition to wrap around private gardens and fruit orchard. The house, as demonstrated by our photographs, is of the highest quality and benefits from numerous period features including ornate coving to walls and ceilings, period radiators and fireplaces hosting cast iron log burning stoves and open fires.

The location is ideal for commuters with the M1 and M62 motorway within easy reach and Wakefield train station having a direct high speed service to London. The location is enhanced by highly regarded local and private schools and only being 14 miles away from Leeds city centre.

The planning consent for the conversion of the outbuildings can be found on Wakefield Council website using reference number 20/01834/COUQ

WHAT3WORDS

///income.hands.funded

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

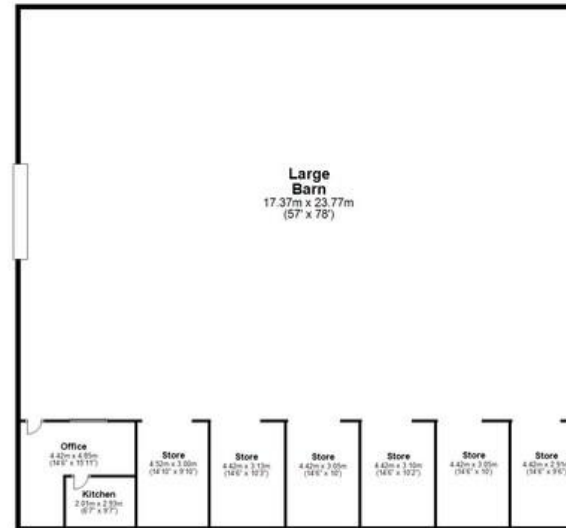
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

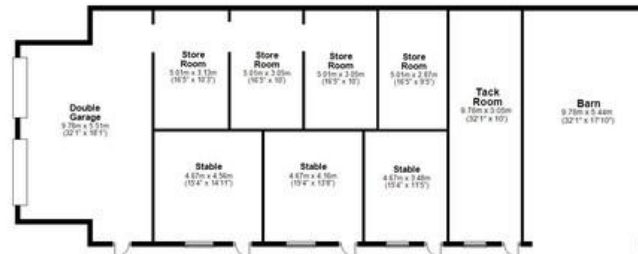
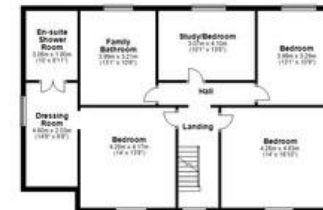
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



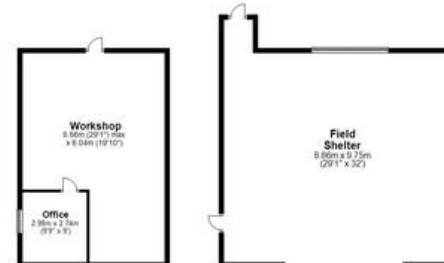
Application: 1-726 (if any) - members (1-7272) (if any) - Youth



Approx. 100.7 sq. Feet (2143 sq. cm)



Approx. 54.7 sq. meters (582.7 sq. feet)



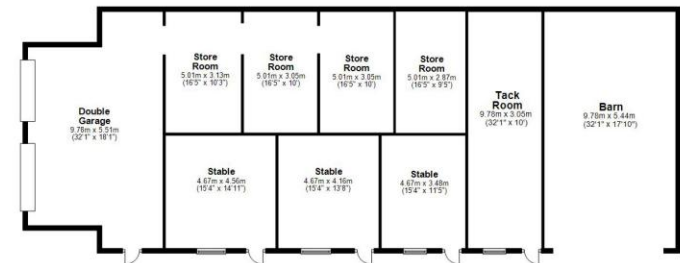
Total area approx. 1200.1 sq. metres (13776.9 sq. feet)



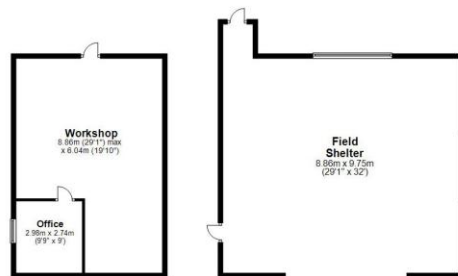
Main House



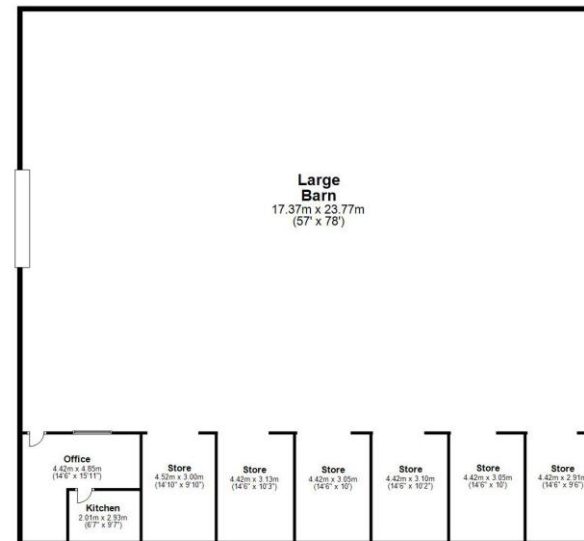
The Stables



Outbuildings



Large Barn





601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 432773** Email: **huddersfield@yorkshiresfinest.org** **www.yorkshiresfinest.org**

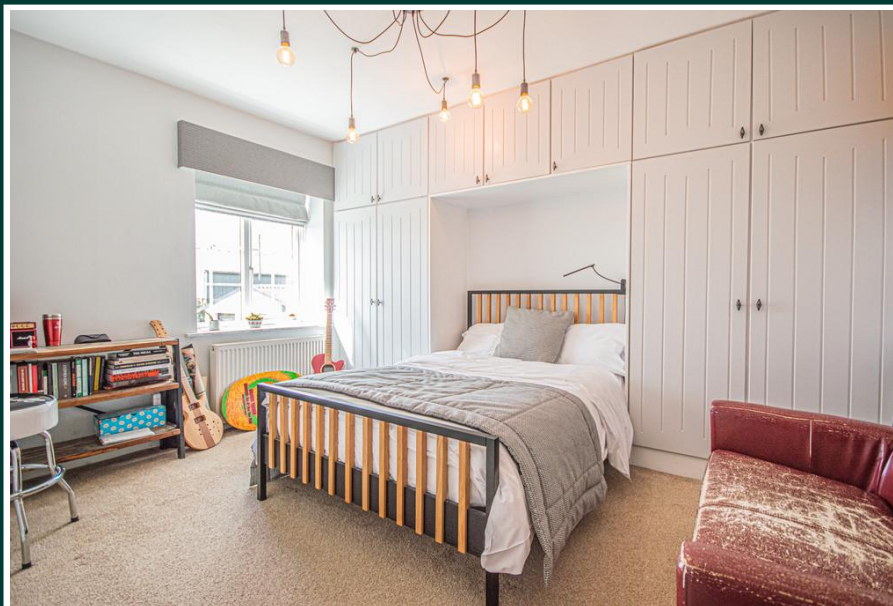
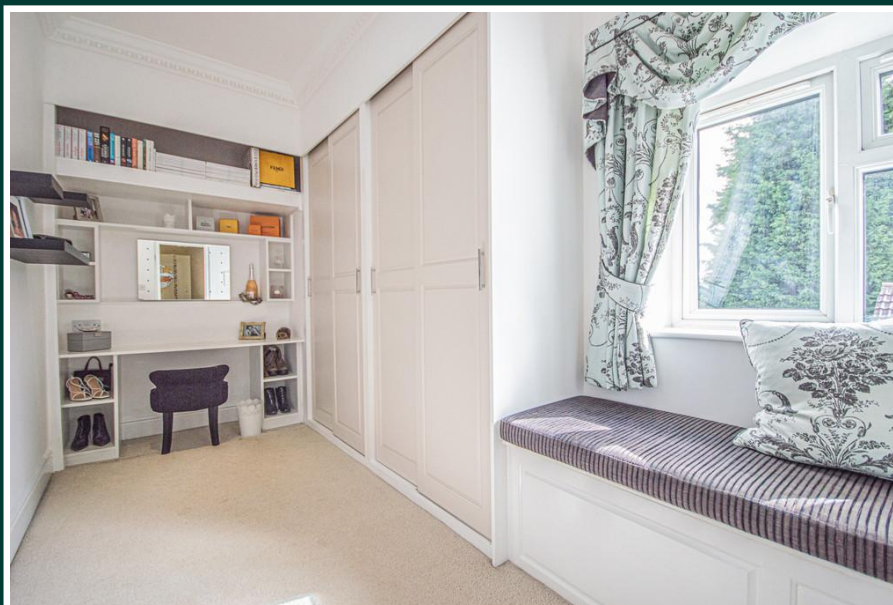


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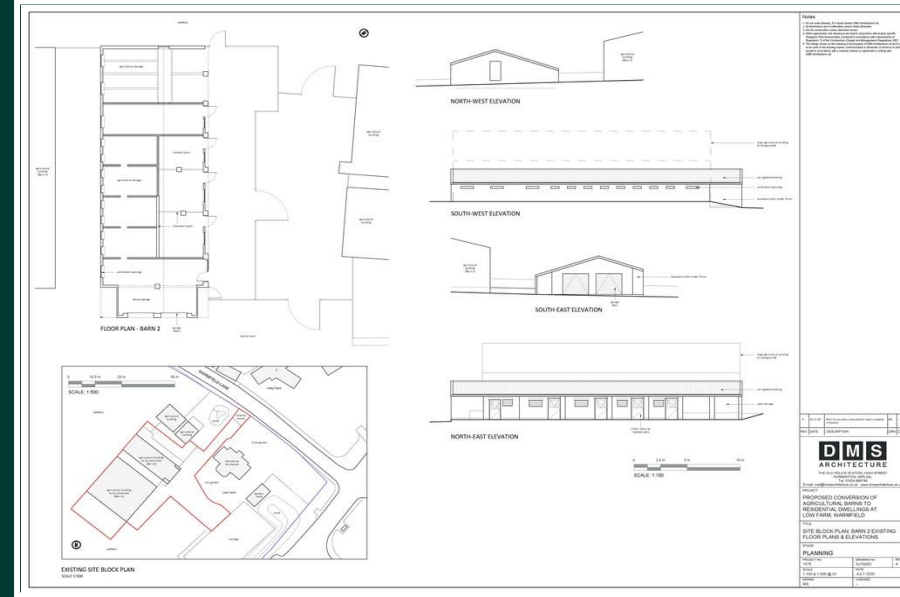
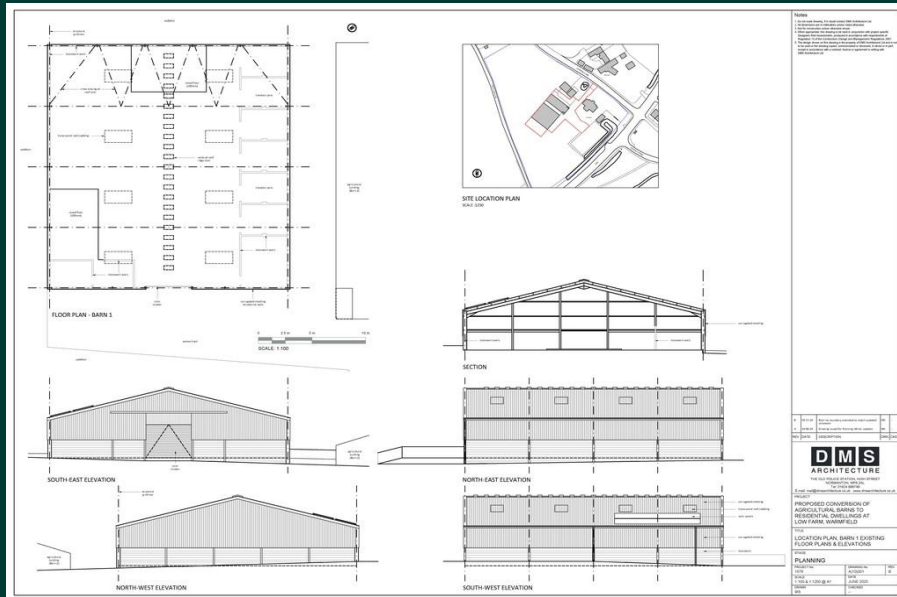


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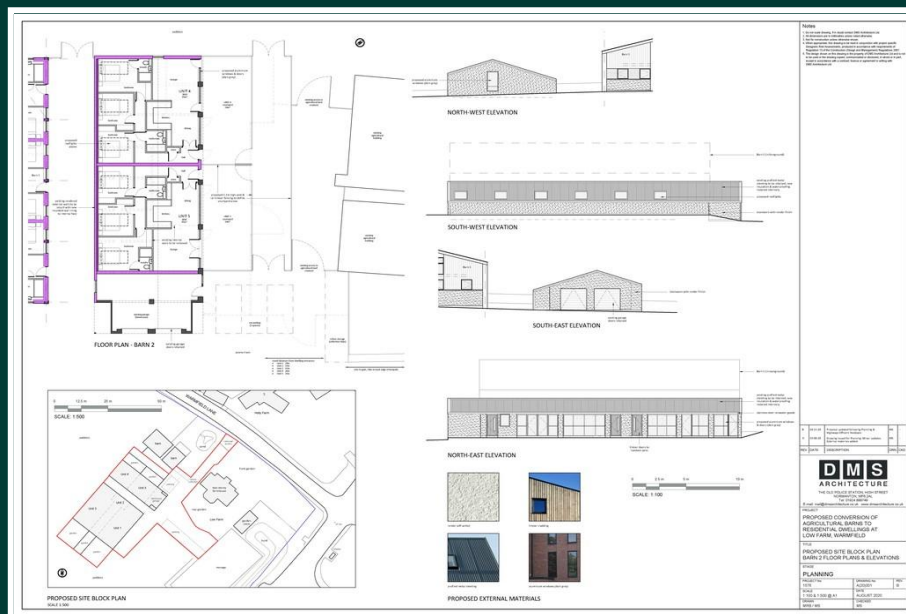


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Application Number: 20/01834/COUQ
Date of Application: 1 September 2020
Date Decision Issued: 11 March 2021

Service Director for Planning and
Transportation: Bronwen Knight
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

Mrs Debbie Taylor
c/o DMS Architecture Ltd
FAO: Mr Michael Sunderland
The Old Police Station
High Street
Normanton
Wakefield
West Yorkshire
WF6 2AL

**Notification of Change of Use
Made under Part 3, Schedule 2,
Class Q of
The Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

Prior Approval Required and Granted

Description and Location of Application

Conversion of existing agricultural buildings to form 5no. dwellings including external alterations.

at: Low Farm Warmfield Lane Warmfield Wakefield WF1 5TN

The development shall be carried out in strict accordance with the information provided to the Local Planning Authority, and with the relevant conditions and limitations set out in Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Prior approval for the proposed change of use is granted subject to compliance with the following limits and conditions;

1. Notwithstanding the submitted drawings, no external alterations including the insertion of external doors and windows shall be undertaken until details of all external materials to be used including external doors, windows, render, cladding,

soon as they are available. If the presence of radon gas above 200 Bq/m³ is confirmed a comprehensive scheme of radon gas protection measures shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme of protection shall be carried out in accordance with the approved details; or

II. a suitable Radon Report is submitted to the Local Planning Authority for written approval that advises that radon protection measures are not required within the development and the Local Planning Authority has confirmed acceptance of the report and its findings in writing.

REASON. To protect against exposure to radon gas and to accord with policy D22 of the LDF and policy contained within the NPPF.

This decision is based on the following plans(s):-

Plan Type	Reference	Version	Date Received
Amended Drawing	Location Plan, Barn 1 Existing floor plan	A (20)001 REV B	19.11.2020
Amended Drawing	Proposed site block plan Barn 2 Floor Plan	A (20)001 REV B	19.11.2020
Amended Drawing	Barn 1 Proposed floor plans and elevations	A (20)001 REV C	19.11.2020
Amended Drawing	Site block plan, barn 2 existing floor plan	A (20)002 REV A	19.11.2020
Application Form			01.09.2020
Ecological Documentation	Preliminary Ecological Appraisal	Revision 1	01.09.2020

The applicant is advised that this consent does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed or made to the drawings which were submitted for planning purposes a note to that effect should be made on the revised drawings and be resubmitted quoting your original reference number.

Further information regarding building control can be sought via
www.wakefield.gov.uk/Planning/BuildingControl or 01924 306580.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraphs 186-187 of the NPPF.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

Notes

Bats may sometimes be encountered in roofs. All species of bats and their habitat are fully protected under Section 9 of the 1981 Wildlife and Countryside Act and Habitats Directive. Under Section 9 of the Act it is an offence to A) Kill, injure or take a bat. B) Destroy a place where they live or breed. C) Damage one of the above places. D) Disturb a bat. It is recommended that works proceed with caution and that works be stopped and Natural England contacted immediately should any bats or evidence of bats be found.

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Area Engineer, Wakefield One, Wakefield (03458 506506) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

The developers attention is drawn to the Police Architect Liaison Officer comments dated the 5 October 2020 detailing recommended security measures.

Footnote: The developers attention is drawn to the precautionary recommendations and enhancement measures detailed within the supporting Ecological Appraisal Rev 1 dated the 25th of August 2020.

Separate consent may be required under the Building Regulations and no works should be undertaken until such consent has been sought and approved.

Service Director for Planning

B. Knight