



Land adjacent to Stoney Bank House, Thongsbridge

A rare opportunity to purchase a plot of land with outline planning permission for a substantial detached dwelling on Stoney Bank Lane. The property currently forms part of the garden to Stoney Bank House – an impressive detached property which has undergone extensive refurbishment by our clients. This area of garden is surplus to their needs. Indicative drawings by the architect who has obtained the planning consent show a detached dwelling over 3 floors extending to 3600 Sq ft plus double garage. Upon completion the new property will enjoy impressive views towards Thurstonland Bank from the front and will back onto recreation grounds at the rear.

Holmfirth

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Slaithwaite

Britannia Mill, Britannia Road,
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Planning Permission

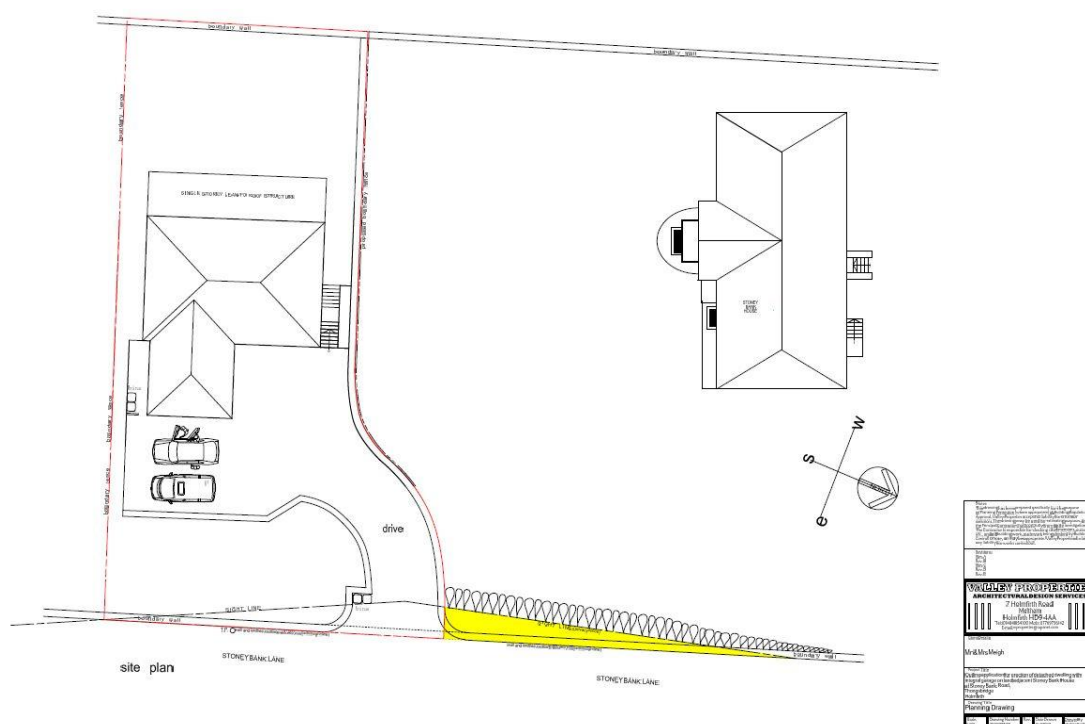
An “*outline application for erection of detached dwelling with integral garage*” was granted by Kirklees Council on 29th January 2024 under application number 2023/60/93302/W. Full details of the planning permission can be found on the council’s website.

Indicative Drawing

An indicative drawing has been provided demonstrating a substantial 3 storey dwelling of approximately 3600 sqft plus double garage can be built on the site.

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Stoney Bank Lane, Thongsbridge,
Holmfirth, HD9 7LZ**





Conditions

Our clients intend to make the following conditions upon any sale agreed.

1. The new property is to be constructed predominantly in natural coursed stone, in particular to the gable end which faces their property.
2. There are to be no windows in the gable wall which faces their property.
3. The new property must be built upon the footprint show on the outline drawing.
4. The new property must not exceed the height of the existing dwelling.
5. The plot is sold with Outline Planning Permission in place, they do wish to enter into an agreement which is subject to Detailed Planning Permission being obtained.

Plan

Note that the boundary wall / visibility splay shown on the approved plans (in yellow) is to be retained by our client but full rights to create the necessary visibility splays will be granted to the buyer of the plot.

Offers

Offers are sought in excess of £350,000.

Our clients respectfully ask that when proof of funding is provided for the purchase of the plot that we are also provided with proof on how the eventual build will be funded too.

Viewing

Strictly by appointment with Wm Sykes & Son.

Location

Follow the A635 New Mill Road out of Holmfirth and head towards New Mill. After approx. 1.25 miles turn left onto Springwood Road, just after the recreation ground. Take a right at the bottom of this road onto Stoney Bank Road. Follow this road, down to the bottom, then round to the right. The property will be found on the right hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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