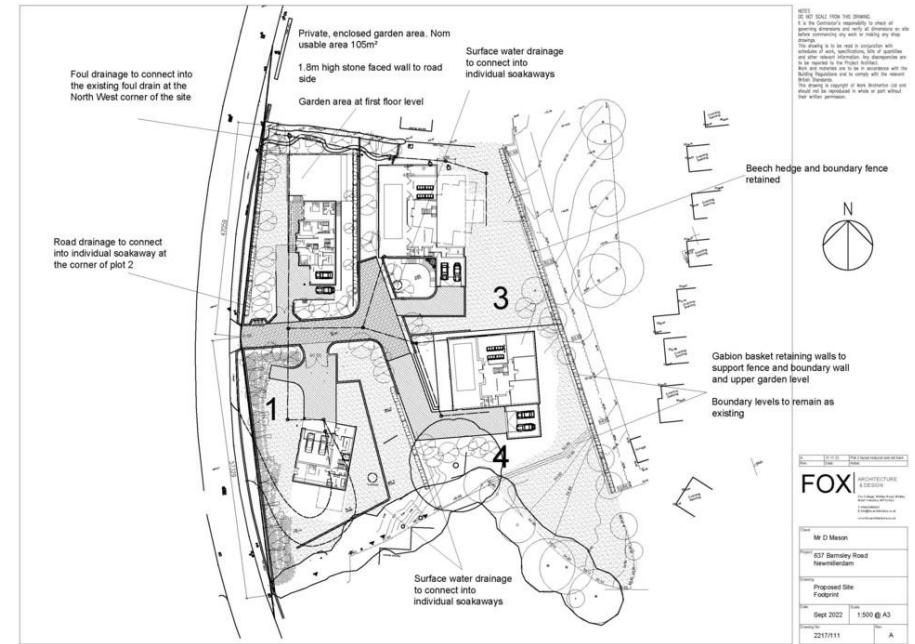




Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Barnsley Road
Newmillerdam, Wakefield



Barnsley Road

Newmillerdam, Wakefield

Offers In Region Of £400,000

A UNIQUE OPPORTUNITY TO BUY A PRIME BUILDING PLOT WITH A BUILD CONTRACT, A HUGE STAMP SAVING OF UP TO £57,000. PERFECT FOR THE DEVELOPER TO CREATE AN IDYLIC HOME IN THE MUCH REVERED NEWMILLERDAM WITH STUNNING FAR REACHING VIEWS AND EXCELLENT LOCATION FOR COMMUTING TO LONDON AND LEEDS.

Extending to 4500 square feet is this stunning executive home where construction is due to start soon. The early buyer will have the opportunity to select the interior choices of kitchen, bathrooms and potentially internal layout.

Set back from the road on a generous plot with its own private driveway with stunning far reaching views. To be constructed of the highest quality real coursed stone with individual design detail such as stone quoins with a luxury interior that includes; Villeroy and Boch sanitary ware, Neff appliances, Porcelain tiling to floors with underfloor heating and Hansgrohe showers. Externally the property will have remote control electric gates with intercom, CCTV, fully landscaped gardens, an abundance of off road parking and even plastered and insulated garaging.

A £400,000 with a £700,000 build contract which would Total £1.1m, a huge stamp saving of up to £57,000. The build contract will be with the developer and exact details can be sought from the developer upon a viewing of the site.

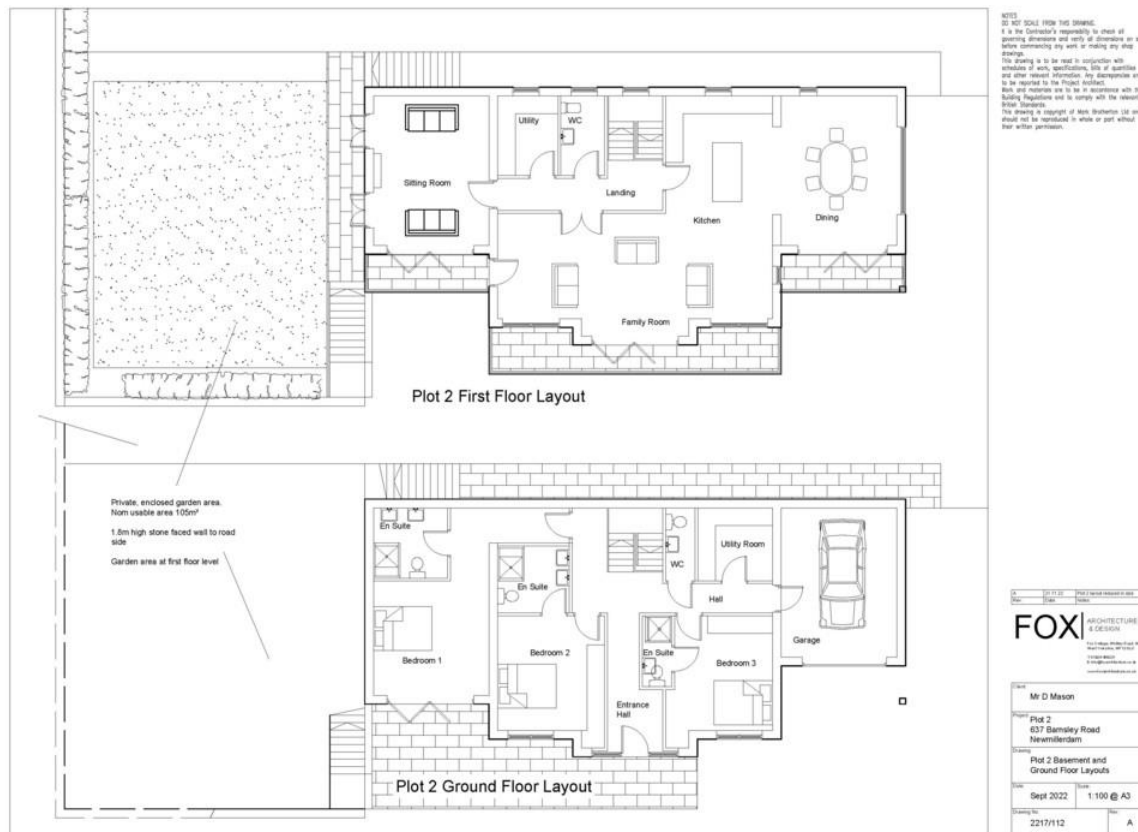
Newmillardam is a delightful semi rural village which is envied in the area for its beauty and fashionable walks and gastro pubs. Being only 3 miles from Wakefield train station with its high speed direct rail link to London in 2 hours and by road Leeds only 15 miles and Sheffield 25 miles away. The revered private schools of Wakefield are close by and accessible by direct bus.

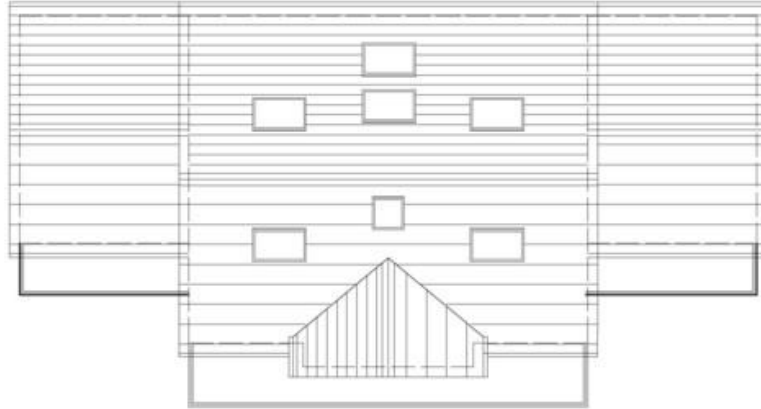
WHAT3WORDS

///remaining.typical.science

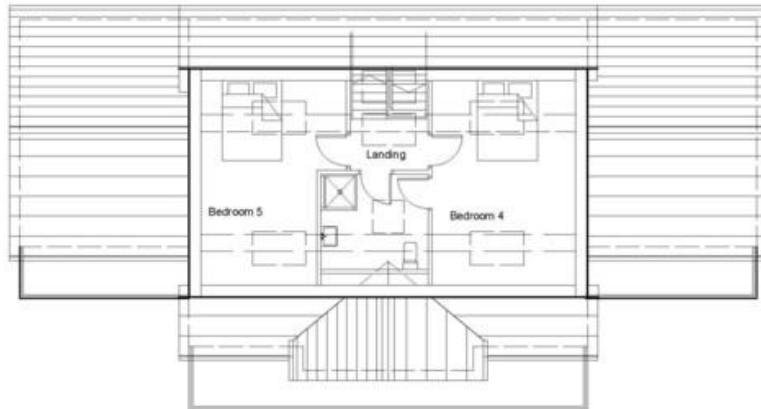
AGENT NOTES

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.





Plot 2 Roof Layout



Plot 2 Second Floor Layout

NOTES
DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all governing dimensions and verify all dimensions on site before commencing any work or making any shop drawings.
 This drawing is to be read in conjunction with schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
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Construction

Roofs - Natural Blue Slate
 Walls - Regular coursed, pitch faced local stone
 Windows - Powder Coated Aluminium
 Drainage - Foul drainage to connect into existing foul manhole to the south west corner of the site
 Surface Water to run to soak aways

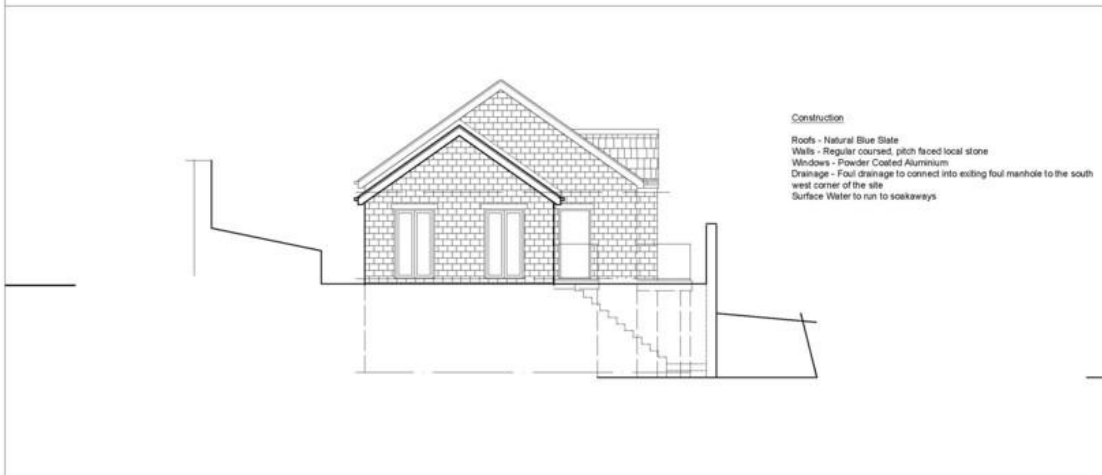
No.	221713	Plot 2 Second Floor and Roof
Date	2019	1:100 @ A3

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 fox@foxarchitecture.co.uk
 www.foxarchitecture.co.uk

Client	
Mr D Mason	
Project	
Plot 2 637 Barnsley Road Newmillerdam	
Drawing	
Plot 2 First Floor and Roof Layouts	
Date	2019
Scale	1:100 @ A3
Drawing No.	2217/113
Rev	A



Plot 2 South Elevation



Construction

- Roofs - Natural Blue Slate
- Walls - Regular coursed, pitch faced local stone
- Windows - Powder Coated Aluminium
- Drainage - Foul drainage to connect into existing foul manhole to the south west corner of the site
- Surface Water to run to soakaways

NOTES
DO NOT SCALE FROM THIS DRAWING.
 It is the Contractor's responsibility to check all quantities, dimensions and levels of dimensions on site before commencing any work or making any other changes.
 This drawing is to be read in conjunction with all schedules of work, specifications, bills of quantities and other relevant information. Any discrepancies are to be reported to the Project Architect.
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22/11/22		Plot 2 East Elevation	
Date	Drawn		
FOX ARCHITECTURE & DESIGN			
<small>100 Church Street, York, YO1 1JH 01904 616166 fox@foxad.co.uk www.foxad.co.uk</small>			
Client: Mr D Mason			
Project: Plot 2 637 Bamsley Road Newmillerdam			
Drawing: Plot 2 Elevations 1			
Date:	Sept 2022	Scale:	1:100 @ A3
Drawing No:	2217/114	Rev:	A