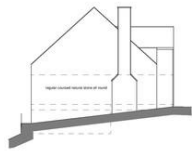




FRONT ELEVATION



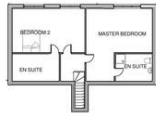
SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Liley Lane

Grange Moor, Wakefield

£279,950

LAST PLOT REMAINING

HAVING STUNNING FAR REACHING RURAL VIEWS THIS PRIME PLOT OFFERS A GREAT DEAL OF PRIVACY TO BUILD THE HOUSE OF YOUR DREAMS. WITH PLANNING PERMISSION TO BUILD A LARGE STUNNING RESIDENCE OF 3,000 SQUARE FEET IN ADDITIONAL TO A DOUBLE GARAGE.

Having stunning far reaching rural views this prime plot offers a great deal of privacy to build the house of your dreams. With planning permission to build a large stunning residence of 3,000 square feet in addition to a double garage. The site will be prepared with the following advantages for the buyer to be able to start to build immediately, with the owner installing the access road, all utilities including mains water, electric and mains foul drainage to the edge of the plot to connect into.

The whole site will also have a state of the art acoustic fence incorporated into a dry stone wall to enhance the peaceful edge of the village rural setting. Plot 5 is situated well away from the road and offers an enviable location with large gardens. There will only be 5 superior detached properties on this site which extends to 1.25 acres approximately with each having generous gardens and privacy from each other.



COSTINGS AND VALUES

We anticipate that the build will cost approximately £280,000 and the end value would be in excess of £800,000. There are additional advantages in that stamp duty would only be payable on the land, at £7500 instead of £30,000 on an £800,000 house representing a saving of £22,500. Also if it is bought and built for your own primary home the VAT paid on the build can be claimed back from the Government, making this project even more attractive. Any buyer should individually verify this information to their own satisfaction before progressing.

PLANNING REFERENCE NUMBERS

2016/62/94041/E

2017/62/92726/E

