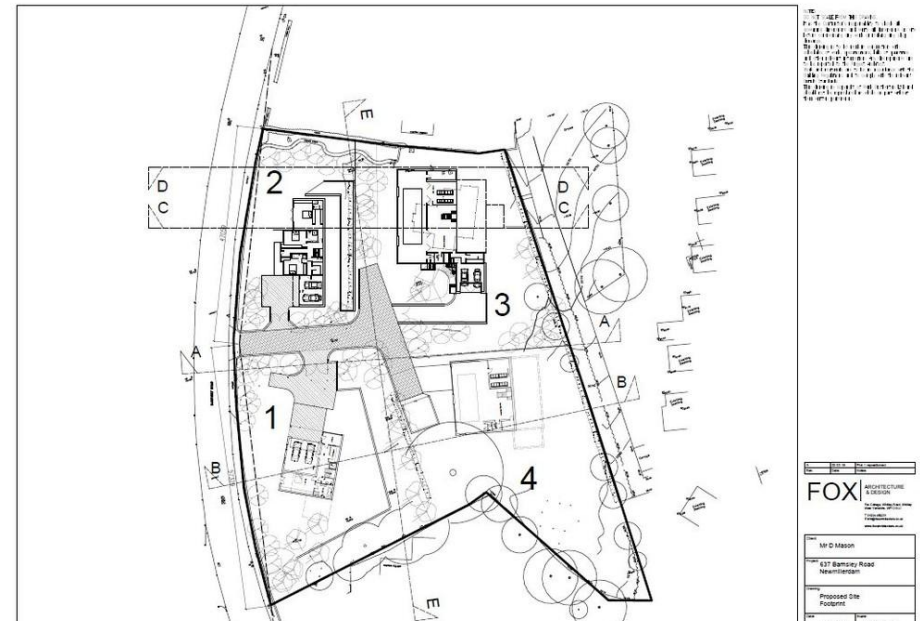


Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Plot 4, Barnsley Road  
Newmillerdam, Wakefield



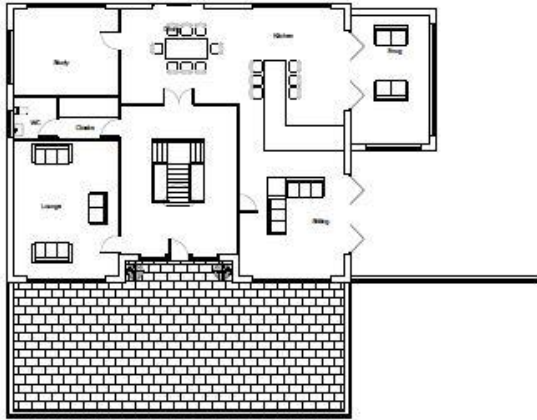
## Plot 4, Barnsley Road Newmillerdam, Wakefield

Offers In Region Of £1,600,000

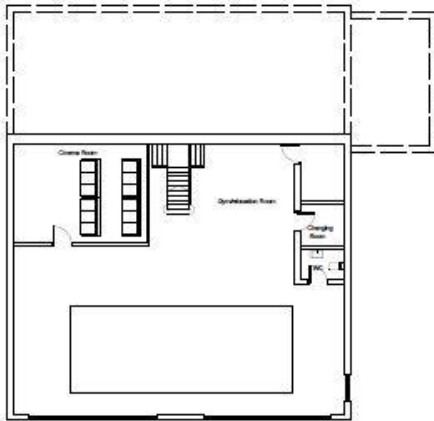
COMING SOON. EXTENDING TO A STAGGERING 7500 SQUARE FEET WITH INDOOR SWIMMING POOL IS THIS MODERN MANSION WHERE CONSTRUCTION IS DUE TO START SOON. THE EARLY BUYER WILL HAVE THE OPPORTUNITY TO SELECT THE INTERIOR CHOICES OF KITCHEN, BATHROOMS AND POTENTIALLY INTERNAL LAYOUT.

Set well back from the road on a quarter acre plot with its own private driveway in an elevated position 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.

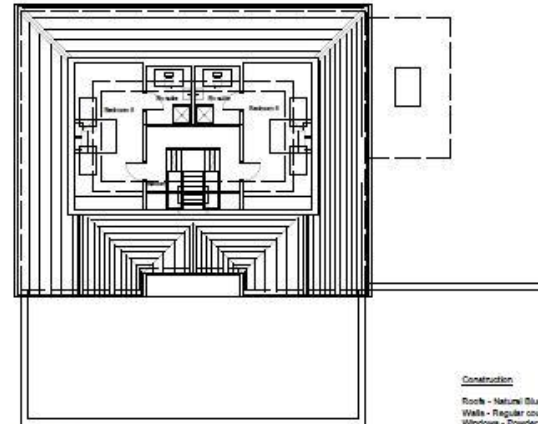
Newmillardam is a delightful semi rural village which is envied in the area for its beauty and fashionable walks and gastro pubs. Being only 3 miles from Wakefield train station with its high speed direct rail link to London in 2 hours and by road Leeds only 15 miles and Sheffield 25 miles away. The revered private schools of Wakefield are close by and accessible by direct bus. Also having the option to buy the plot as a £500,000 building plot and a £950,000 build contract which would Total £1.45m and a huge stamp saving of up to £290,000.



Plot 4 Ground Floor Layout



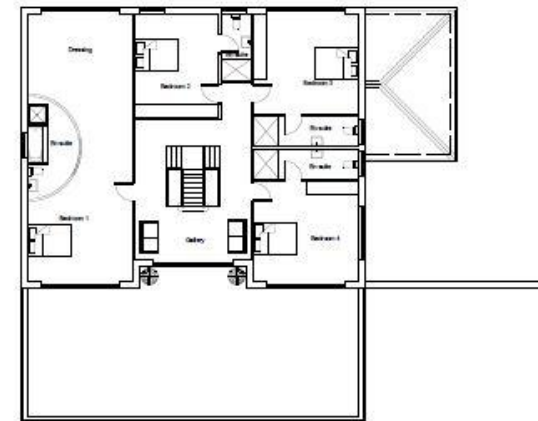
Plot 4 Basement Layout



Plot 4 Second Floor Layout

Construction

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



Plot 4 First Floor Layout

NOT TO SCALE  
 This drawing is a preliminary design and is not intended for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permissions and approvals. The architect is not responsible for any errors or omissions in this drawing.

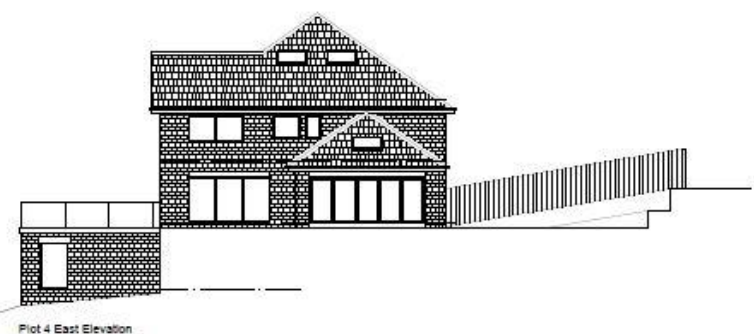
**FOX** ARCHITECTURE & DESIGN  
 10 Kingsway, Newcastle, NSW 1590  
 081 922 1234  
 fox@foxarchitect.com.au  
 www.foxarchitect.com.au

Client	
Mr D Mason	
637 Samsley Road Newcastle	
Project	
Plot 4 Layouts	
Date	Scale
Jan 2019	1:100 @ A1 1:200 @ A3
Drawing No.	Rev
1701/202	

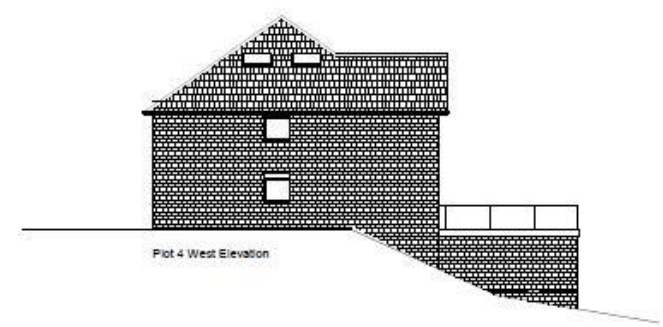
The information contained in this document is confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this document by mistake please notify the sender immediately by e-mail. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately if you have received this e-mail by mistake and delete this e-mail from your system.



Plot 4 South Elevation



Plot 4 East Elevation



Plot 4 West Elevation



Plot 4 North 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 soak away.

<b>FOX</b> ARCHITECTURE & DESIGN <small>100 High Street, Newbury, Berkshire, RG14 2AA</small> <small>01344 870000</small> <small>www.foxandco.co.uk</small>	
Client Mr D Mason	
Address 637 Barmley Road Newmilldam	
Project Plot 3 Elevations	
Date Jan 2019	Scale 1:100 @ A1 1:200 @ A3
Drawing No. 1701/221	Date



601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 432773** Email: [huddersfield@yorkshiresfinest.org](mailto:huddersfield@yorkshiresfinest.org) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)