



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

Smithy Brook Lane
Thornhill



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Thornhill

£250,000

SET ON A LARGE PLOT EXTENDING TO APPROX. 0.1 ACRE WITH STUNNING FAR REACHING RURAL VIEWS IS THIS BUILDING PROJECT FOR SALE.

The project is part way through the demolition of the existing house and the construction of the building that is destined to replace it. It is more than a building plot as it has the foundations, all the utilities and some of the new walls already erected to the rear of the site.

The plans for the house which will create a state of the art open plan contemporary light and bright luxury home have been approved under planning permission number 2021/62/94298/E and the architect drawings are shown on our images. Yorkshire's Finest believe the finished value of the property will be in the region of £900,000



The house will have four double bedrooms, three bathrooms, vast open plan kitchen dining and living space with separate utility, snug and dog house / study with a covered dog pen or outdoor entertaining area.

WHAT3WORDS

///campus.peach.resurgent

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



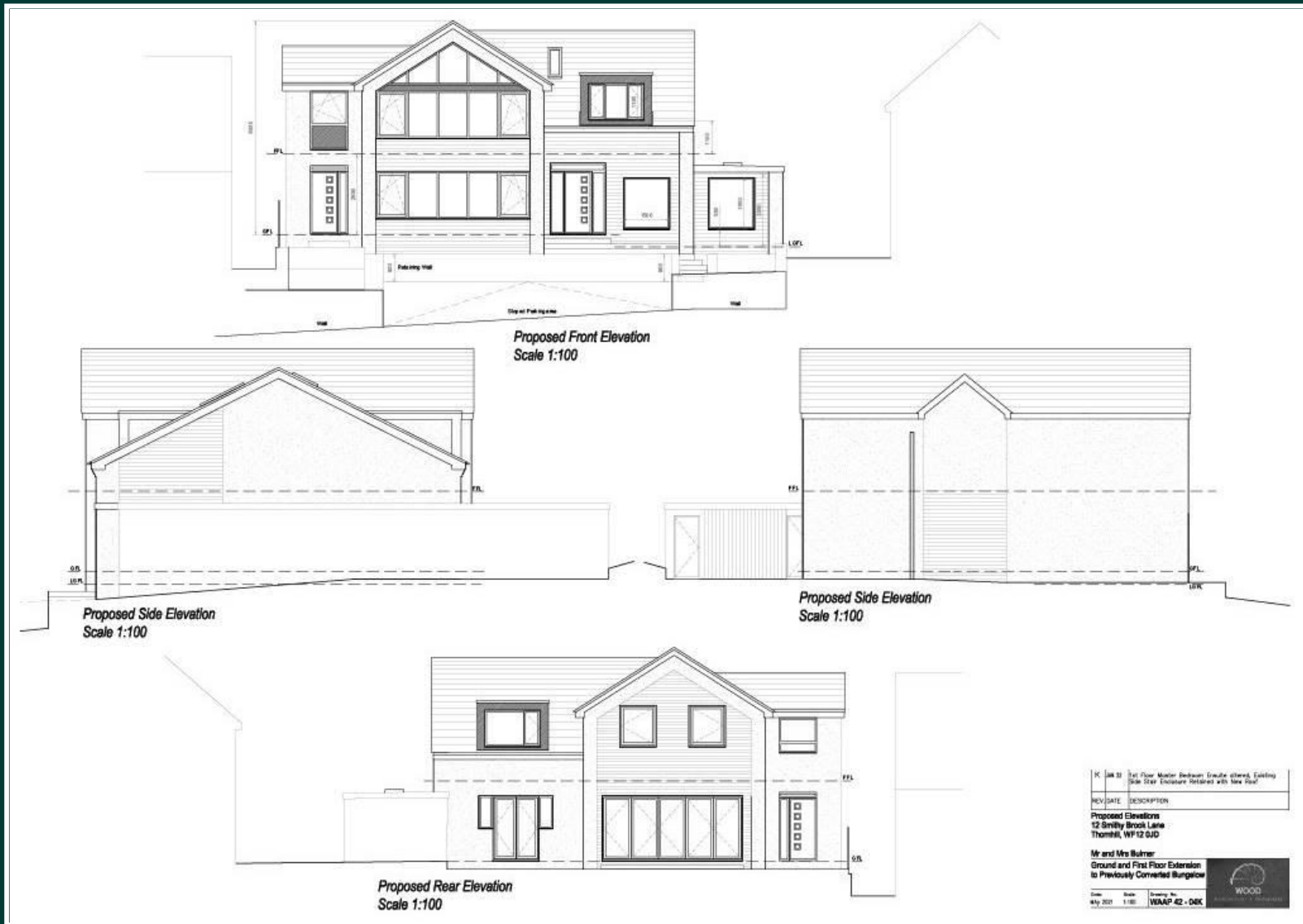


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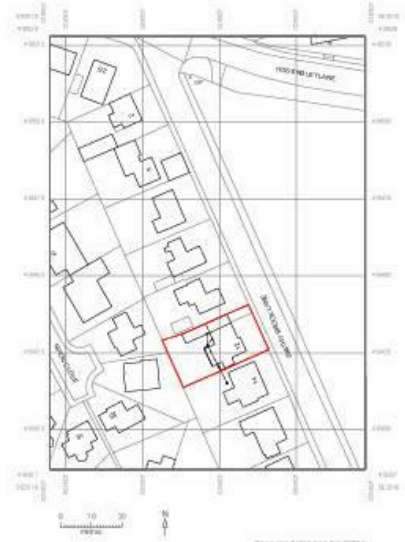


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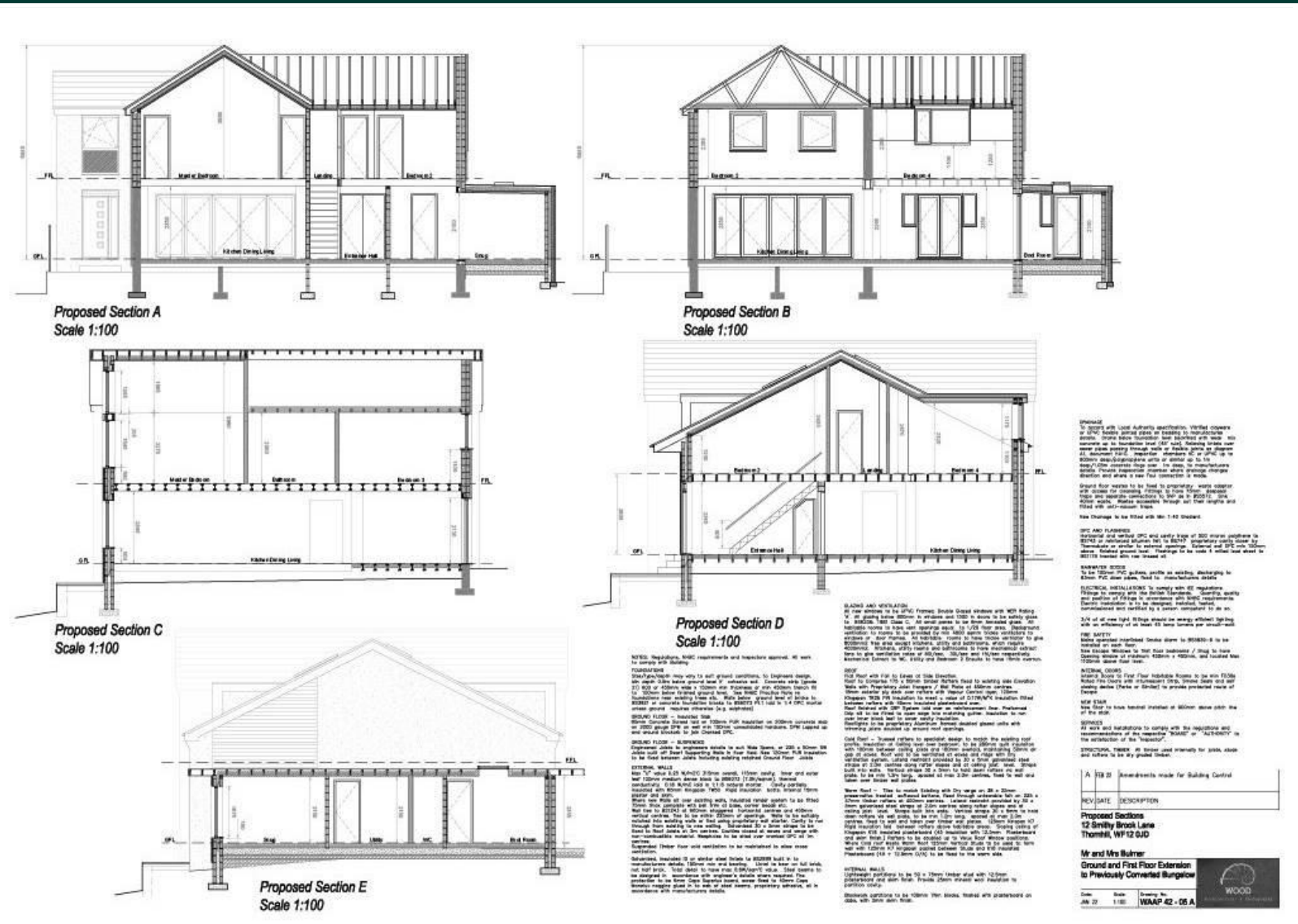
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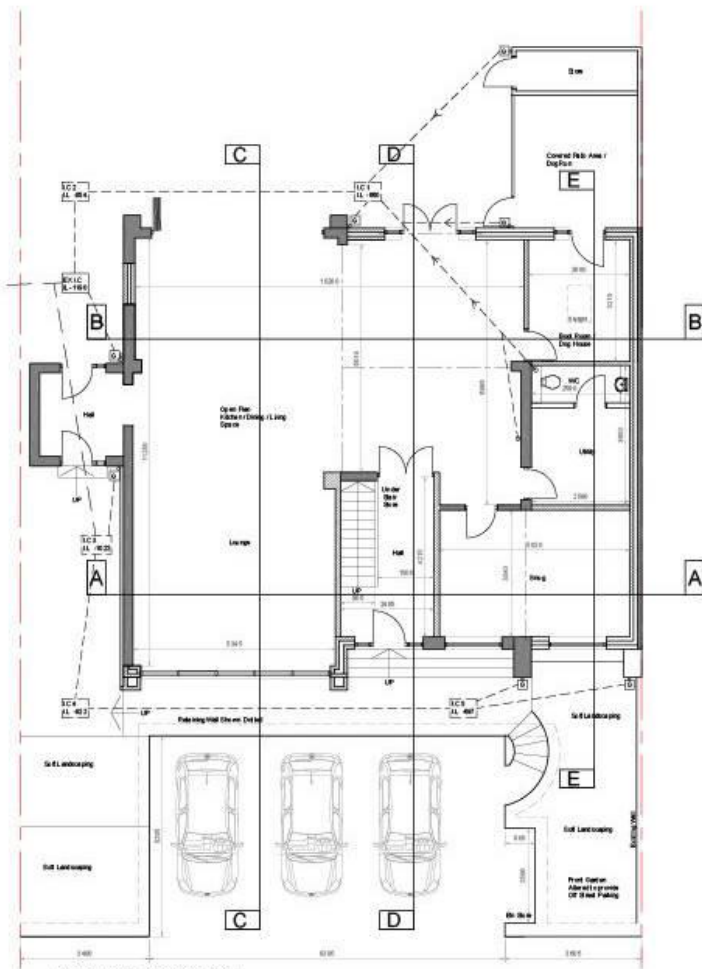
Notes:
 Site Area - 491m²
 Existing Dwelling and Garage - 165m²
 Area Removed - 62m²
 Proposed Extension - 95m²
 Total Area of Proposed Dwelling - 168m²
 Remaining Site Area - 327m² - 66.59%

12	12 B 01	Plans updated to show Ext and Prop Drainage
REV	DATE	DESCRIPTION
Site Location and Block Plan 12 Smitly Brook Lane Thornhill, WF12 0JD		
Mr and Mrs Palmer Ground and First Floor Extension to Previously Converted Bungalow		
Drawn	Scale	Checked By
WJ	1:500	WAAP-02-08 B
May 2021	WJ	WOOD

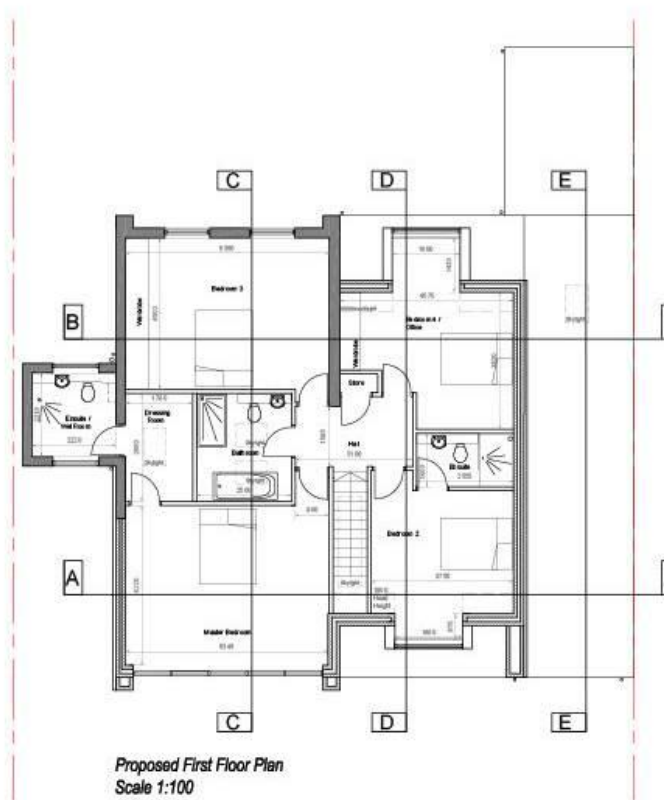
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Proposed Ground Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100

1	23/03/21	Drawings Plans Added, Amendments for Building Control
REV	DATE	DESCRIPTION
Proposed Plans 12 Grimby Brook Lane Thornhill, WF12 6JD		
Mr and Mrs Bukner Ground and First Floor Extension to Previously Converted Bungalow		
Drawn	Scale	Drawing No.
WJ	1:100	WAAP 42 - 02



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