



STOCKSMOOR FARM & BARNES

Netherton, near Wakefield



GSC GRAYS

PROPERTY • ESTATES • LAND

STOCKSMOOR FARM & BARNES

SOUTH LANE, NETHERTON, WAKEFIELD, WF4 4HZ

Wakefield 6 miles, Huddersfield 10 miles, Leeds 19 miles, Sheffield 22 miles
(distances approximate)

AN ATTRACTIVE FOUR BEDROOMED DETACHED FARMHOUSE WITH
A SUBSTANTIAL RANGE OF FORMER FARM BUILDINGS, HAVING
TREMENDOUS POTENTIAL SET IN ALMOST 5 ACRES TOGETHER
WITH LONG DISTANCE VIEWS TO THE REAR

Accommodation

Entrance Hall • Sitting Room • Dining/Living Room • Kitchen • Pantry
Side Lobby • Landing • Double Bedroom with Ensuite Shower Room
Three Further Double Bedrooms • House Bathroom

Outside

Redundant range of former buildings (only part roofed) and separate detached
dutch barn • Established gardens to the front, grassland to the rear

In all approximately 4.77 acres (1.93 ha)
For sale by private treaty as one lot



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Situation

Stocksmoor Farm is offered for sale on the open market for the first time in over 100 years. It enjoys a convenient yet rural setting close to the popular village of Netherton between Wakefield and Huddersfield in the heart of West Yorkshire. Leeds, Bradford and Sheffield are all within commuting distance with good accessibility further afield with access to the M1 motorway at junctions 38 and 39 (Bretton and Durkar) both within 5/6 minutes drive.

The elevated setting offers extensive views to the rear over open countryside towards Wakefield and beyond, with a pleasant wooded aspect to the front over established lawn gardens.



Description

The farmhouse is predominantly stone built with a distinctive brick elevation to the front, giving an individual style and presence. The property now requires comprehensive modernisation and improvement to satisfy the requirements of the modern day. That said there is already a strong open plan feel with two large through reception rooms on the ground floor plus a kitchen and pantry. There are four double bedrooms and two bath/shower rooms (one ensuite). Overall, the house as existing extends to around 2018 sq ft (187 m²) and offers potential for extension with the possibility of permitted development rights.



The former farm buildings represent a superb opportunity for a variety of uses, subject to appropriate consents. The traditional element is a mix of stone and brick, only part roofed, and with an overall footprint of some 3000 sq ft (278.7 m²). There are double highway access points (in addition to dwelling driveway) with the potential for use independent of the farmhouse, be this for residential, commercial or other uses, subject to appropriate consents. There is also an off lying steel framed dutch barn of some 1350 sq ft (125.4 m²) on the western side, having significant views and potential for other uses.

Tenure

Freehold with vacant possession on completion

Services

Mains water, electricity and gas are installed. Private drainage.

Easements and Rights-of-way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Mode of Sale

Offers are invited for the whole as one lot, on an outright purchase basis as existing, not subject to planning. The sellers do not propose to include any clawback provision.

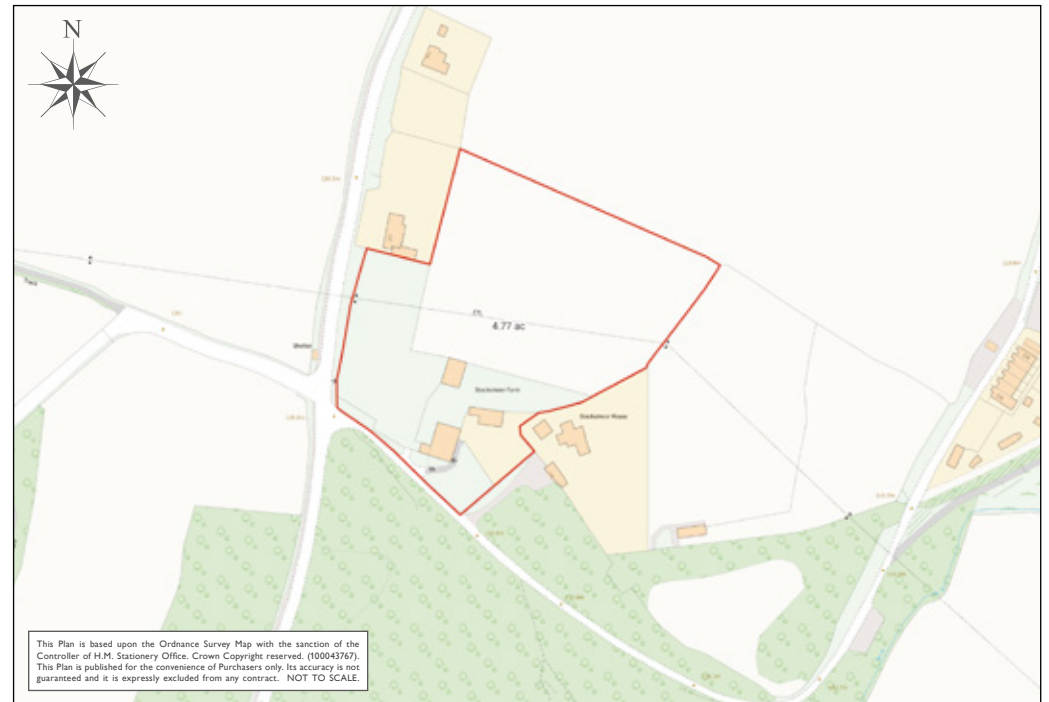
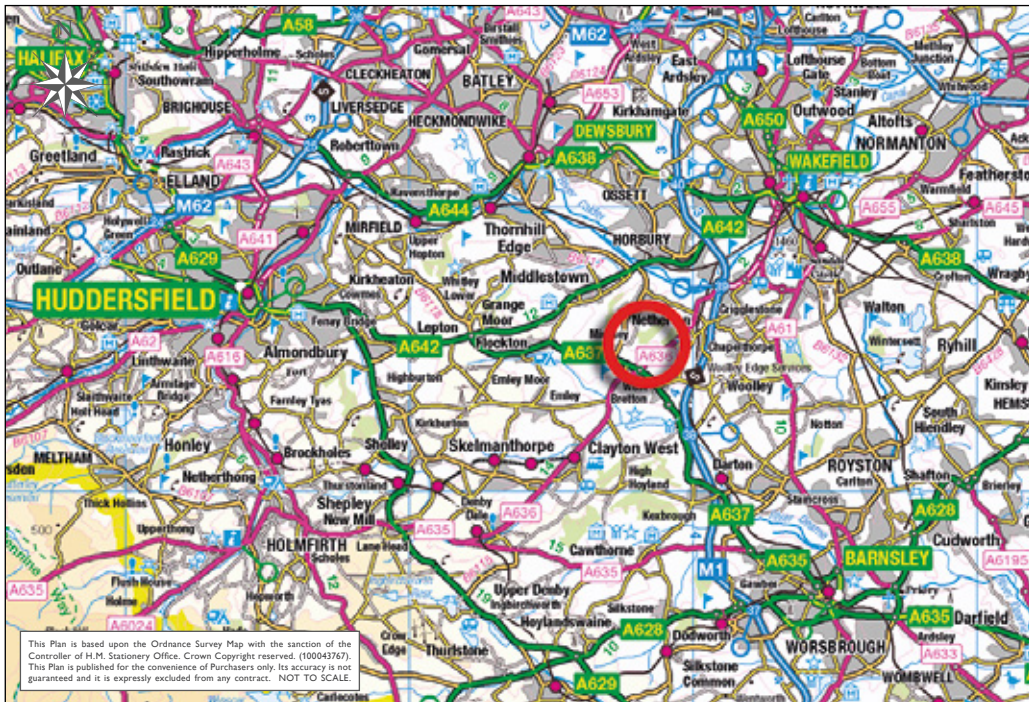
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Viewing Arrangements

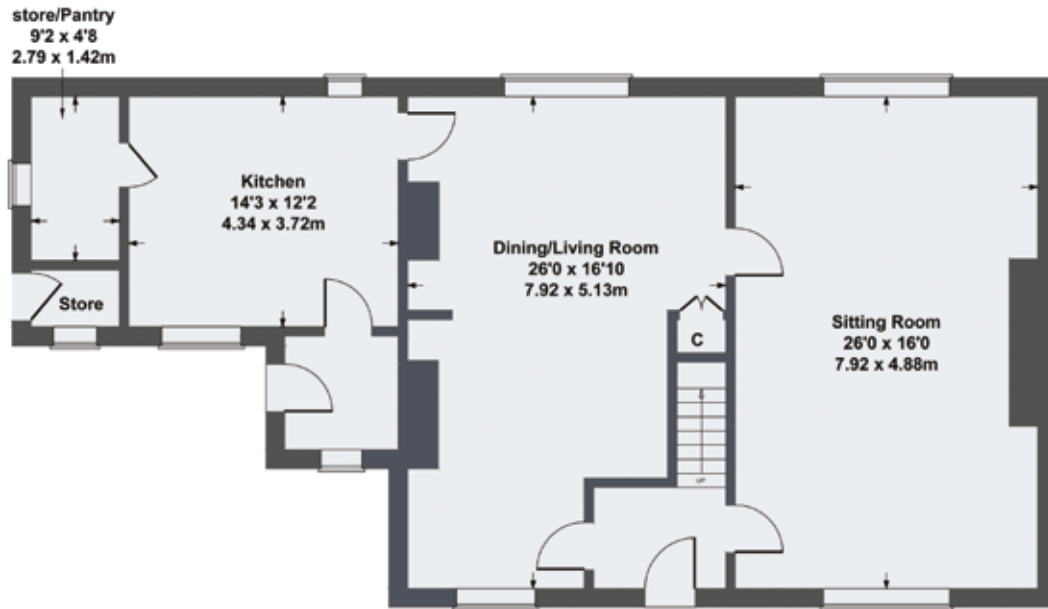
By prior appointment through the selling agents GSC Grays 01423 590500 email:tajw@gscgrays.co.uk . A series of open views will be taking place.



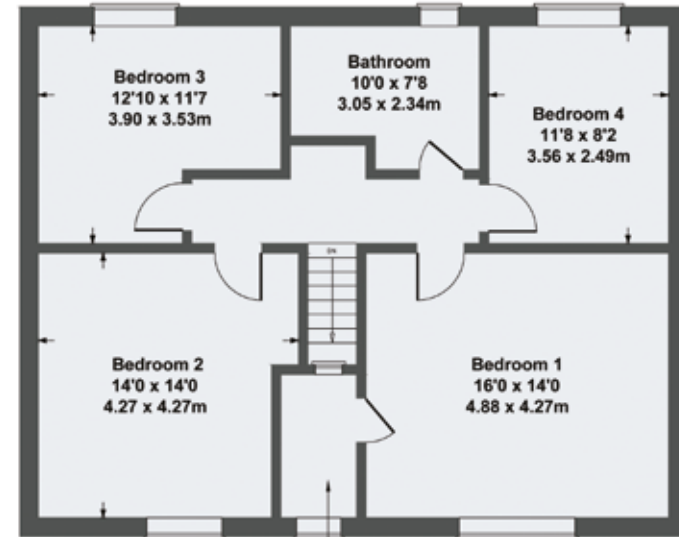


Stockmoor Farm, South Lane, Netherton, Wakefield, WF4 4HZ

Approximate Gross Internal Area
2018 sq ft - 187 sq m



GROUND FLOOR

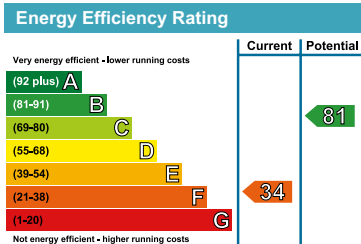


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: October 2023

Photographs taken: September 2023