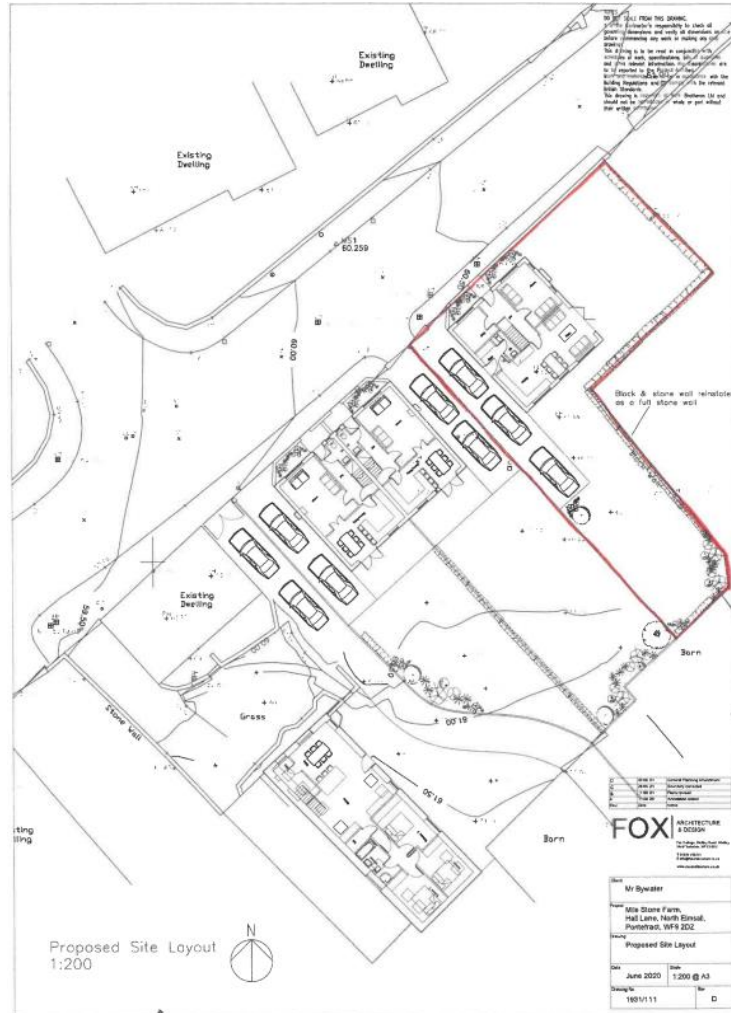


An excellent building plot with planning for a detached four bedroom dwelling



**Land adjoining Milestone House, Hall Lane,
North Elmsall, Pontefract. WF9 2DZ**

FOR SALE BY PRIVATE TREATY

Guide Price: £200,000

VIEWING STRICTLY BY APPOINTMENT VIA THIS AGENT

01226 299 221 I contact@wilbys.net I www.wilbys.net

Land adjoining Milestone House, Hall Lane, North Elmsall

Located in the attractive village of North Elmsall and benefitting from road frontage, the plot is an excellent opportunity to create an individual 4 bedroom, detached house.



General Information

<u>Tenure:</u>	Freehold
<u>Possession:</u>	Vacant possession will be granted upon completion.
<u>Access:</u>	Entrance off Doncaster Road
<u>Services</u>	We understand services are available, however, would ask prospective purchasers to make their own enquiries with the relevant providers as to the availability and suitability of supplies.
<u>Local Authority</u>	Wakefield District Council, Wakefield One, PO Box 700, Burton Street, Wakefield WF1 2EB Tel: 0345 8 506 506
<u>Rights of Way, Wayleaves and Easements</u>	We are not aware of any wayleaves or easements which adversely affect the holding.
<u>Plan</u>	The attached plans are not to scale and have been prepared for identification purposes only. The plot provides good and spacious accommodation.
<u>Guide Price:</u>	£200,000 subject to contract.
<u>Additional Note:</u>	Please note, the agricultural building will be removed prior to the completion of the sale.

Construction:

Walls - Stone
 Roof - Porfile
 Windows - White U/PVC with double
 glazed units

NOTES
 1. TO BE USED FOR THE DRAWING.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL QUANTITIES AND SPECIFICATIONS ARE CORRECT AS SHOWN ON THE DRAWINGS AND TO NOTIFY THE ARCHITECT IMMEDIATELY.
 3. THE DRAWING IS TO BE USED AS A GUIDE ONLY AND DOES NOT REPRESENT A CONTRACT. ANY DISCREPANCY OR OMISSION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING OR FOR THE DESIGN OF THE FOUNDATION OR FOR THE DESIGN OF THE ROOFING SYSTEM.
 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS.
 6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE OR FOR THE DESIGN OF THE EXTERIOR FINISHES.
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FINISHES.
 8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE FURNITURE OR FOR THE DESIGN OF THE LIGHTING FIXTURES.
 9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SIGNAGE OR FOR THE DESIGN OF THE SECURITY SYSTEMS.
 10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE AV SYSTEMS OR FOR THE DESIGN OF THE DATA NETWORKS.
 11. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SPECIALTIES OR FOR THE DESIGN OF THE ACCESSIBILITY FEATURES.
 12. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE SUSTAINABLE DESIGN FEATURES.
 13. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE HISTORIC PRESERVATION FEATURES.
 14. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE MONUMENTAL DESIGN FEATURES.
 15. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ARTWORK OR FOR THE DESIGN OF THE COLLECTIONS.



Ground Floor



First Floor



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

FOX ARCHITECTURE & DESIGN
 2100 1/2 Street NW
 Portland, OR 97202
 Phone: 503.227.1111
 Fax: 503.227.1112
 Website: foxarch.com

Mr. Snyder

**Site Stone Farm,
 1411 Lane, North Street,
 Portland, OR 97202**

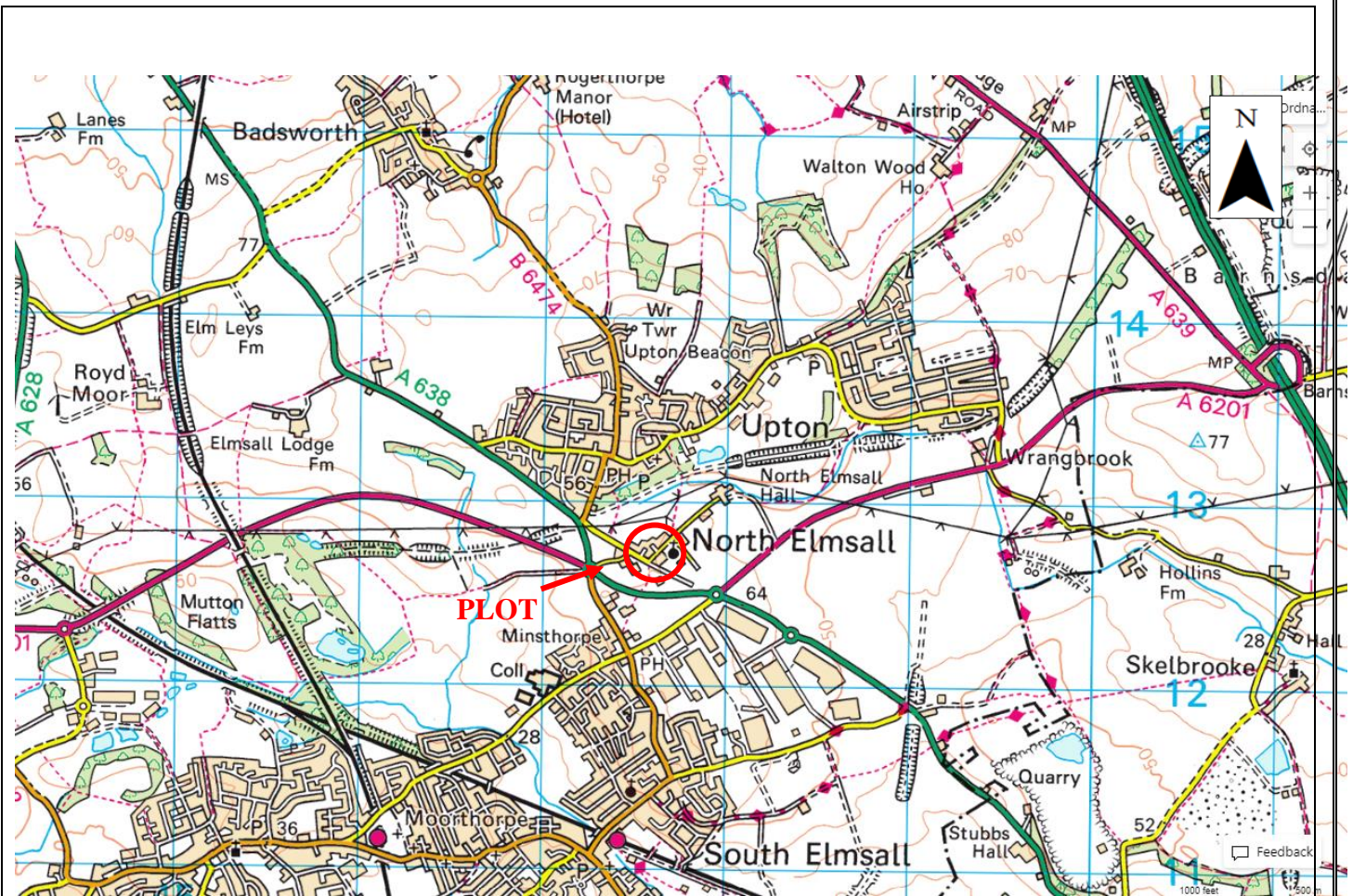
**Proposed Plan 1 Layout
 and Elevations**

Date: June 2008 1:100 © AD

Design: Fox

1901114

Location Plan



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Not To Scale
For Identification Purposes Only

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
2. All rents and prices quoted are exclusive of V.A.T., unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location plans, if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. Items in photographs, where provided, are not necessarily included in the disposal.
6. Wilbys have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.
8. Wilbys and their Vendors reserve the right to offer any lot in what ever order they feel fit and to remove any lot from the auction at anytime without prior notification