

**COACH HOUSE BUILDING PLOT, OFF NEW ROAD,
HORBURY, WAKEFIELD, WF4 5LS**

PROPERTY DESCRIPTION

WITH THE ADDRESS OF 25 NEW ROAD, HORBURY, AND IN THE GROUNDS OF THE CROFTS OVERLOOKING BEAUTIFUL TENTERFIELD, THIS MATURE BUILDING PLOT SITS CALMLY AND DELIGHTFULLY IN THE CORNER, ENJOYS A LOVELY VIEW AND HAS A LONG, IMPRESSIVE DRIVEWAY LEADING UP FROM NEW ROAD. THE PLOT FACES IN A SOUTH-WESTERLY LOCATION AND HAS BEEN CAREFULLY DESIGNED AND DRAWN TO REPRESENT THE FORMER COACH HOUSE BUILDING BUT YET CAN BE BUILT TO HIGH, MODERN STANDARDS WITH A GOOD AMOUNT OF WINDOWS GIVING A LARGE AMOUNT OF NATURAL LIGHT TO THE SUPERBLY LAID OUT ACCOMMODATION.

The building plot is of a particularly sizeable nature, approximately 0.4 acres, and has consent to build the following accommodation – entrance lobby, entrance hall with feature staircase, downstairs W.C., large sitting room with twin glazed doors and a large amount of glazing giving a lovely view out over the property's old gardens and the tenterfield beyond. This sitting room opens through to the dining kitchen; therefore, we have a large dining living kitchen. There is also a formal dining room/study/home office and lounge. The lounge is a particularly delightful room with twin glazed doors to two sides. The home is served by a utility room and has, at the first floor, there is an impressive first floor landing with a centrally located staircase, four large double bedrooms, two of which are served by en-suites and the principal room by a dressing room, large house bathroom and pleasant views. The home has a good-sized driveway with parking area and is superbly located, being particularly private and is just a stone throw away from Horbury's many facilities within the vibrant centre. The plot is also a short walk away from the beautiful nearby park.

Offers Around £450,000





www.wakefield.gov.uk



Planning Services

Application Number: 26/00572/FUL
Date of Application: 2 April 2026
Date Decision Issued: 28 July 2026

**Service Director for Planning
Transportation and Strategic Highways:**
Joe Jenkinson
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

c/o Mr Patrick Townsend
PO Box 788
Wakefield
WF1 9UX
United Kingdom

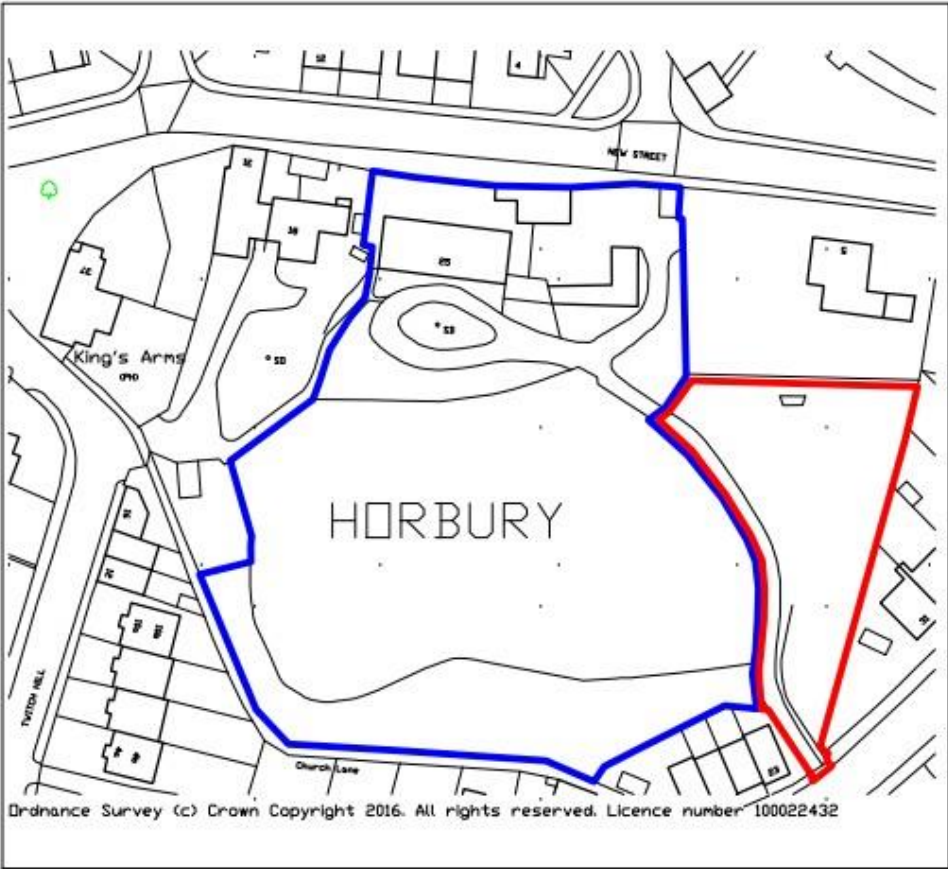
Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015

Grant of Planning Permission

Description and Location of Application

DETAILED APPLICATION FOR ONE DWELLING (RESUBMISSION OF APPROVED APPLICATIONS 17/01509/FUL, 20/00850/FUL AND 23/00932/FUL)

at: 25 New Road Horbury Wakefield WF4 5LS



South West Elevation



South East Elevation



North East Elevation



North West Elevation

NOTES
DO NOT SCALE FROM THIS DRAWING.
It is the Contractor's responsibility to check all
printing dimensions and verify all dimensions on site
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Materials
Roof - Natural blue slate
Walls - Brickwork
Windows - Painted timber double
glazed

10/10/16	10/10/16	10/10/16
Rev	Date	Notes
1	10/10/16	Initial design
2	10/10/16	Final design
3	10/10/16	Final design
4	10/10/16	Final design
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FOX ARCHITECTURE & DESIGN

Client: Mrs A Halewood

Project: The Crofts Horbury

Drawings: Proposed Elevations

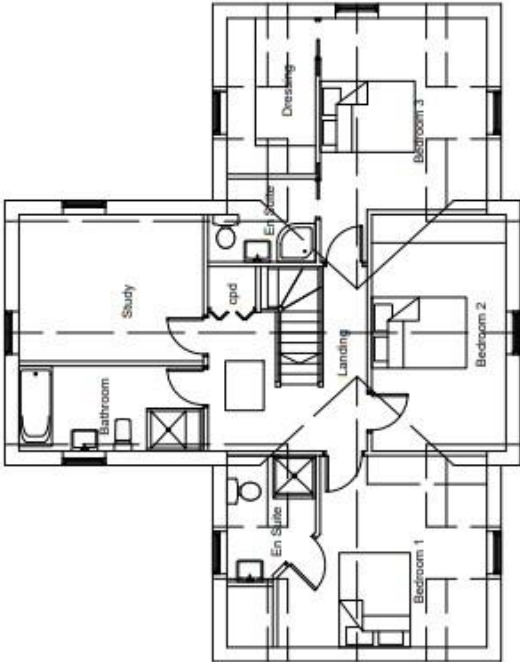
Date: Oct 2016 Scale: 1:100 @ A3

Drawing No: 1646/113 Rev: A

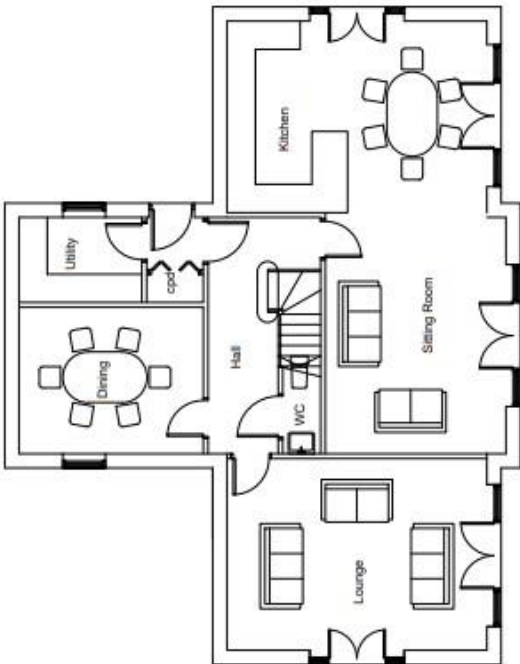
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FOX
ARCHITECTURE
& DESIGN
The Coach House, New Road,
Horbury, Wakefield, WF4 5LS
01924 444444
www.foxarchitecture.co.uk

Client	Mrs A Halewood
Project	The Crofts Horbury
Drawings	Proposed Layouts
Date	Oct 2016
Scale	1:100 @ A3
Drawing No.	1646/112



First Floor Layout

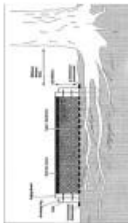


Ground Floor Layout

NOTES
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No dig drive specification

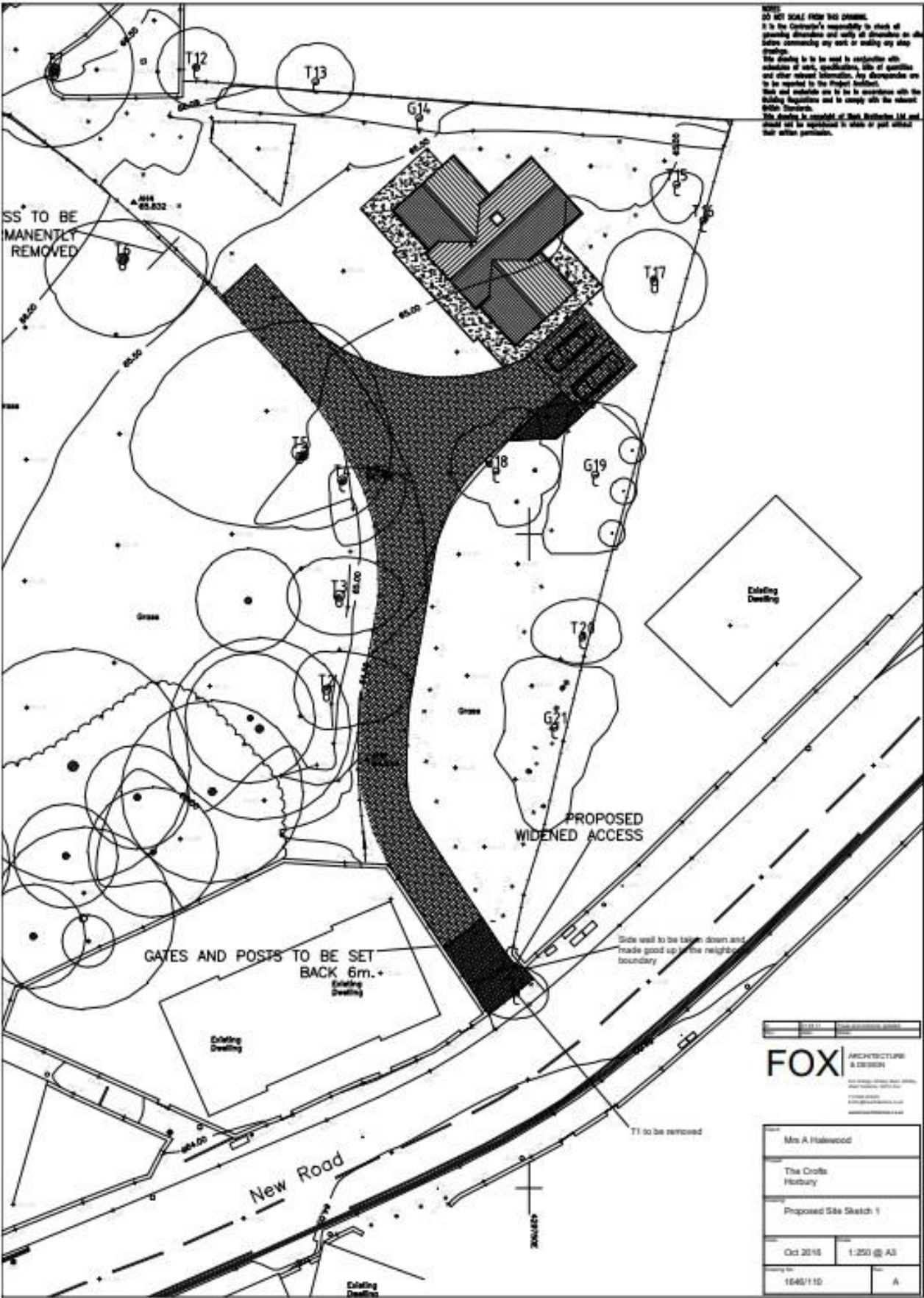
1. Existing ground level (DGL) is shown on the drawing.
2. The proposed drive is to be constructed to the following specification:
3. 100mm compacted hardcore (100mm) to be laid on the existing ground level.
4. 100mm compacted hardcore (100mm) to be laid on the existing ground level.
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10. 100mm compacted hardcore (100mm) to be laid on the existing ground level.



FOX
ARCHITECTURE
& DESIGN
Fox & Co. Architects, 100 New Road, Horbury, Wakefield, WF4 5LS
Tel: 01924 481111
www.foxandco.co.uk

Client:	Mrs A Halewood
Project:	The Crofts Horbury
Drawing:	Proposed Site Footprint
Date:	Oct 2016
Scale:	1:100 @ A3
Drawing No:	1648/111
Sheet:	A







ADDITIONAL INFORMATION

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 01/10/2026



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Sunday - 11:00 to 13:00



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