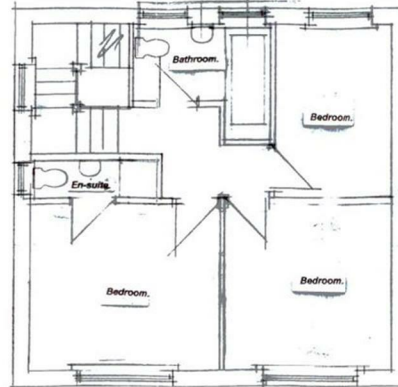
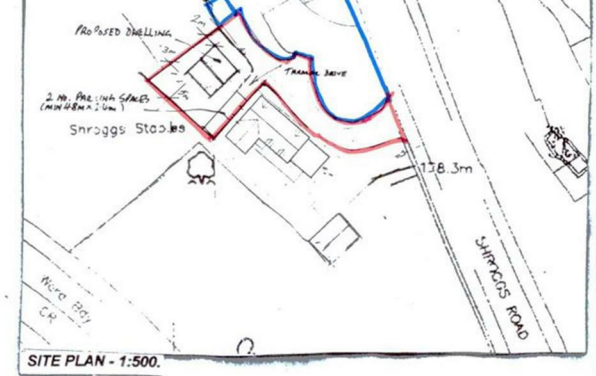


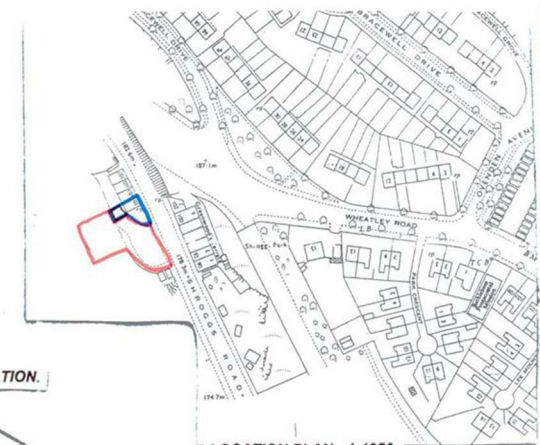
PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.



SITE PLAN - 1:500.

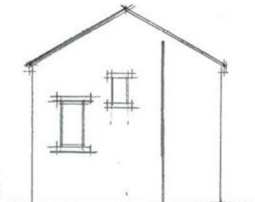


LOCATION PLAN - 1:1250.

NORTH EAST ELEVATION.



NORTH WEST ELEVATION.



SOUTH WEST ELEVATION.



SOUTH EAST ELEVATION.



FOUNDATIONS.
Foundations to be on driven pile foundations with concrete reinforced ring beam.
All to be designed and supervised by Structural Engineer and to be approved by Local Authority prior to commencement of works on site.

WALLING.
Cavity wall construction comprising an outer leaf of stone with an inner leaf of 100mm thermal concrete blockwork with 50mm Kingspan Thermawool TW50 cavity insulation (to achieve a U value of 0.3 W/M²/K) with 12.5mm plasterboard and skim finish.
Foundation walling to be in solid foundation trench blockwork to within 150mm of adjacent ground level.
D.P.C. to be provided to walls a minimum of 150mm of adjacent ground levels and to all horizontal and vertical openings (insulated).
New walls to be adequately bonded to existing and carried to be continuous.
Cavities to be sealed at eaves level.
Wallings to be stainless steel at 750mm centres.

GROUND FLOOR.
18mm T & G chipboard floor boarding on 200mm x 50mm floor joists at 400mm centres.
120mm Kingspan Thermafloor T770 insulation to be pinned between floor joists.

FIRST FLOOR.
18mm T & G chipboard floor boarding on 200mm x 50mm floor joists at 400mm centres with 150mm Kingspan insulation quilt between joists and underdrawn in 12.5mm plasterboard and skim.
Provide 30mm x 5mm lateral restraint straps to joists at 1800mm centres.

SUB-FLOOR.
Sub-floor to be 50mm concrete on 1200 gauge vitreous enamel proof membrane on 100mm layers of well compacted sand blinding hardcore.
Minimum gap between underside of floor joists and top of overbite concrete to be 150mm.
Sub floor to be ventilated with 225mm x 150mm air grates at 1.8 metre centres with top D.P.C. above.

VENTILATION.
Windows to be U.P.V.C. with double glazed sealed units.
Windows to have opening lights equal to a minimum of 1/20th of floor area of rooms served.

SMOKE DETECTION
Provide mains wired smoke detectors to all landings and corridors.

ROOF.
Blue slates on laths and felt to B.S. 747 on 190mm x 50mm rafters at 400mm centres with 250mm x 100mm purline to carry rafters with 100mm x 50mm wallboards (with 30mm x 5mm holding down straps at 1800mm centres) with 100mm x 50mm ceiling joists at 400mm centres underdrawn in 12.5mm plasterboard and skim and insulated with 320mm Kingspan insulation quilt (150mm between joists and 170mm over top of joists).
Fascia boards to be packed off to allow for a 25mm ventilation gap in soffit boards and covered with fly proof mesh.
Roofwater to run to existing drainage system through 100mm diameter rainwater gutters with 50mm diameter rainwater pipes to externally roddable back inlet gutters.

DRAINAGE.
Drains to be connected to existing drainage system as shown.
Drains to be run in 100mm diameter below ground quality plastic drain pipes.
All manholes to be as shown and to be in plastic with raising pieces as appropriate and with concrete for

KITCHEN, UTILITY ROOMS, BATHROOMS & EN-SUITES
Actual layouts to be to clients requirements.
W.C.s to have a 100mm diameter wastes running to a 100mm diameter soil and vent stack.
Soil and vent stacks to have rodding eye at base and to have a 30mm diameter vent at top.
Bathroom and en-suite sinks to have 32mm diameter wastes.
Baths and showers to have 38mm diameter wastes.
Kitchens and utility room sinks to have 38mm diameter wastes.
All fitted with air and vacuum traps and connected to soil stack.

STAIRS.
Tins out for stairs as shown and fit new staircase with equal risers and treads.
Floors to be 200mm and treads to be 225mm.
Balustrading to be 1100mm high with no gap between spindles greater than 100mm.

SMOKE DETECTION.
Provide mains operated, interlinked smoke detectors at ceiling level on all corridors and landing areas.

PARTITIONS.
Form solid partition wall with 75mm x 50mm framing at 400mm centres with 12.5mm plasterboard and skim to both sides.
Insulate between studs with 100mm Kingspan insulation quilt.

GARAGE FLOOR.
Floor to be 100mm concrete on 1200 gauge vitreous enamel proof membrane on 100mm layers of well



Metropolitan Borough of Calderdale
TOWN AND COUNTRY PLANNING ACTS

DECISION NOTICE
To be read in conjunction with the decision issued on application no.

08/10/15

PROPOSED DETACHED DWELLING
AT:

SHROGGS ROAD.



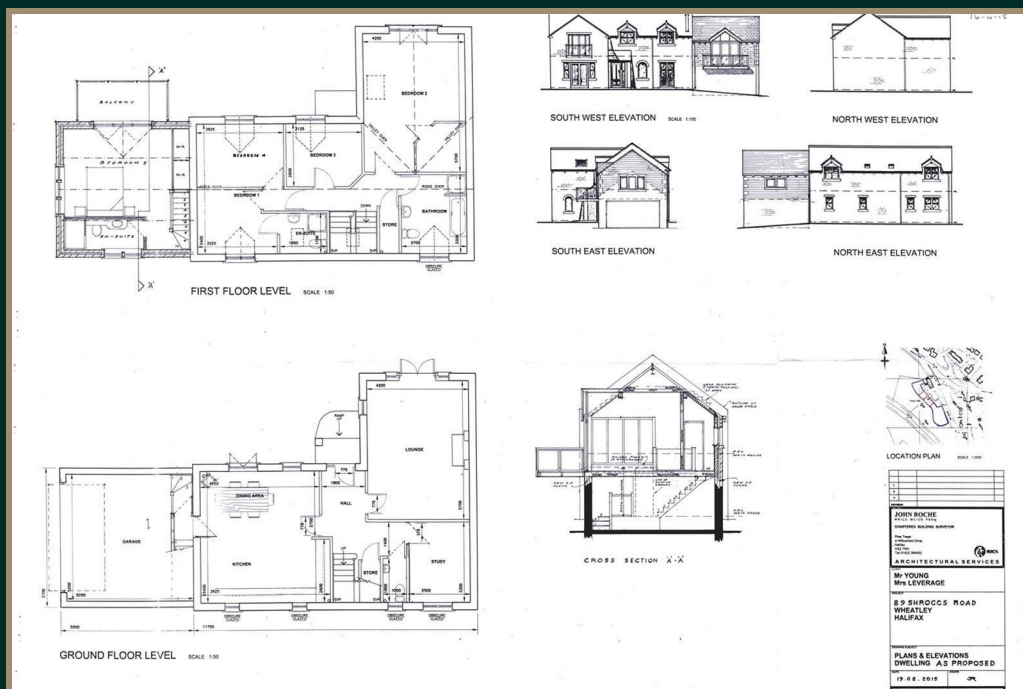
YORKSHIRE'S
FINEST
HOMES COLLECTION



Land at Shroggs Stables, Halifax

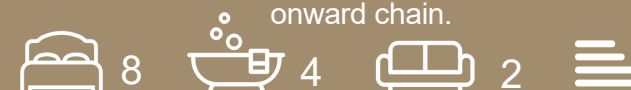
£650,000

- Detached 4/5-bedroom family home
- Outline Planning permission in place for a second 4-bedroom detached dwelling
- Three bathrooms (two en-suite)
- Flexible layout with lounge, dining kitchen, and study
- Integral double garage with loft storage



***House with building plot ***A rare and exciting opportunity to acquire a substantial and well-presented four/five-bedroom detached property, occupying a generous plot complete with stable, paddock, workshop and out building, and the added benefit of full planning permission, which has been granted for a separate four-bedroom detached dwelling within the side garden and potential for further development.

This versatile home offers a blend of stylish family living and rural charm, and is ideally suited to those for developers, or buyers seeking multi-generational potential. The property is offered to the market with no onward chain.



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Ground Floor

Entrance Hall

A warm and welcoming entrance hall with stunning Tiled flooring sets the tone for this impressive home.

Lounge

A spacious and tastefully decorated lounge with neutral tones, wood-effect flooring, and a charming feature fireplace. Double doors open out to the garden, perfectly blending indoor and outdoor living — ideal for relaxing or entertaining.

Kitchen/Diner

A wonderful country-style kitchen with ample wall and base units, a central island featuring a breakfast bar, and a statement stove cooker as the focal point. There is plumbing for a dishwasher and space for an American-style fridge freezer. A cozy corner seating area offers the perfect space for family meals and entertaining guests. Double doors lead out to the garden — ideal for summer barbecues. A side door provides internal access to the double garage, which offers extensive storage space in the eaves and potential for expansion (lapsed planning permission for a bedroom extension).

Study/Bedroom 5

A flexible ground floor room currently used as a study but easily adaptable as a fifth bedroom. Features neutral





décor and garden views.

Downstairs Cloakroom

A stylish two-piece suite, ideal for guests.

First Floor

Principal Bedroom

A beautifully appointed master bedroom with a Juliet balcony offering picturesque views of nearby woodlands. Access to a private en-suite with corner shower, vanity unit with wash basin, and low-level WC.

Bedroom Two

A generous double bedroom with modern neutral décor and access to an en-suite bathroom featuring a curved bath with shower over, wash basin, and WC.

Bedrooms Three & Four

Two further double bedrooms situated at the front of the property. One benefits from fitted wardrobes, and both enjoy high-quality carpets, neutral tones, and woodland views.

Family Bathroom

A spacious and well-appointed bathroom with a freestanding bath, dual-head shower, vanity unit with wash basin, and WC.

External Features

The property is approached via a driveway that provides ample parking and leads to the stable block, store room, and integral double garage. The home also boasts lawns and patio areas perfect for outdoor entertaining, alongside a paddock, making it ideal for those seeking a rural lifestyle.

Development Potential

Planning permission was previously granted for a



four-bedroom detached property on the side garden. This offers a rare opportunity for redevelopment or extended family living .

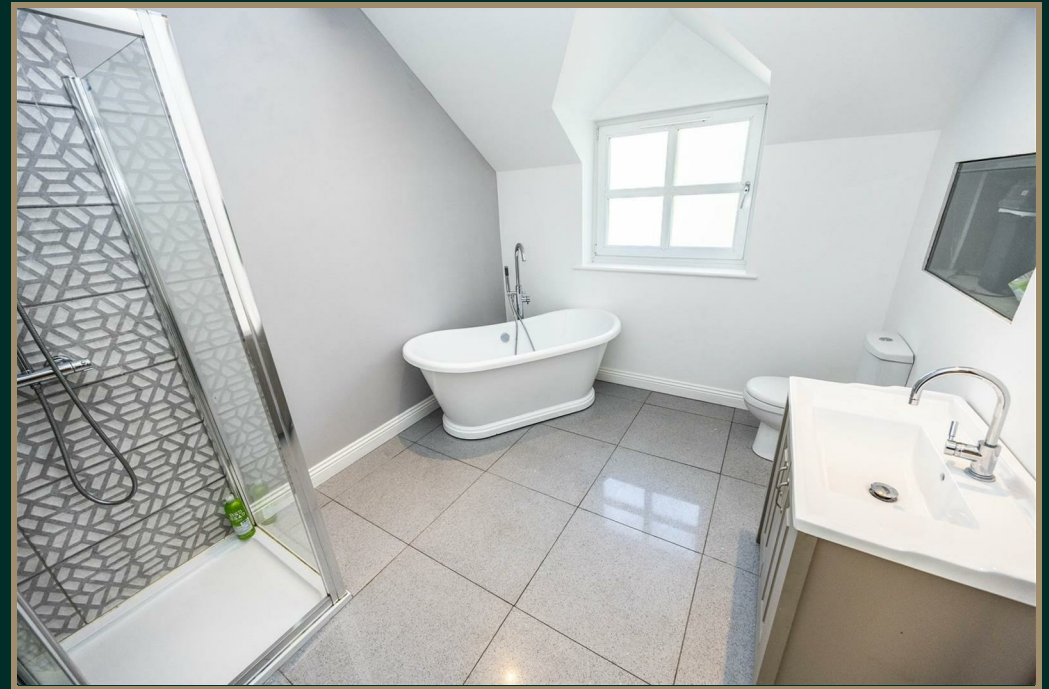








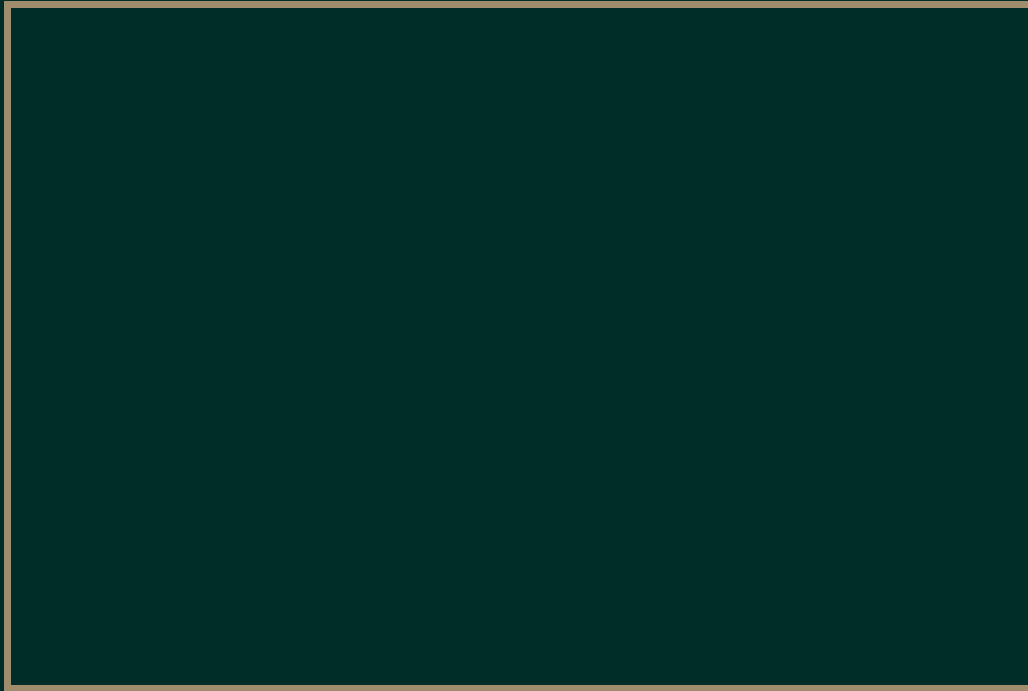


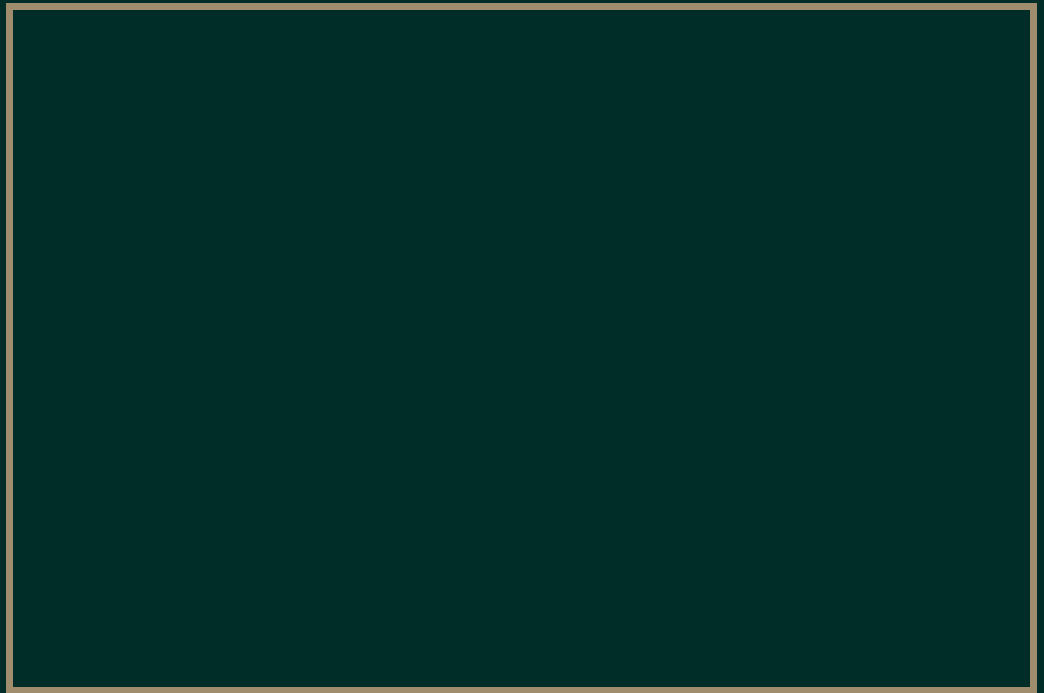






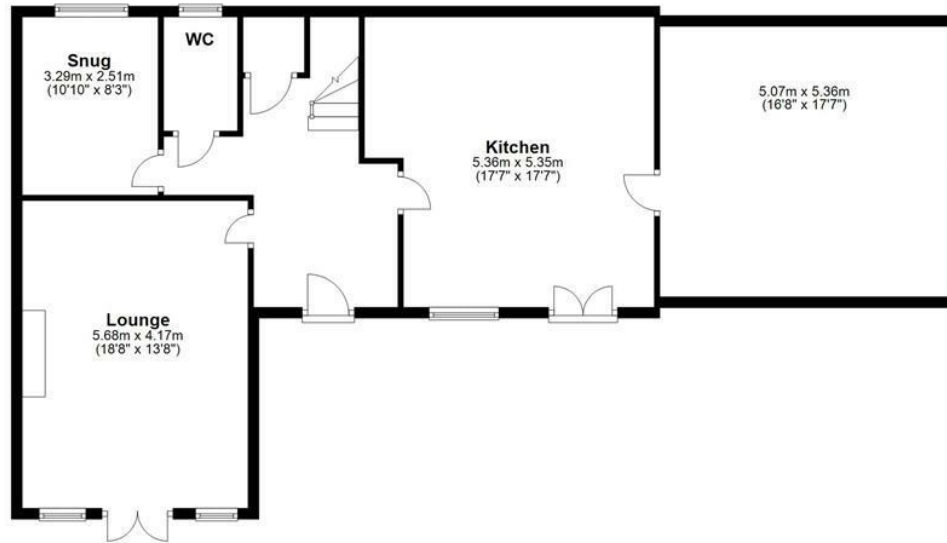






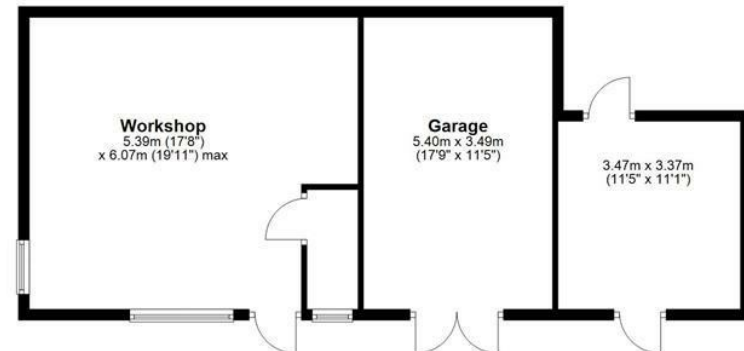
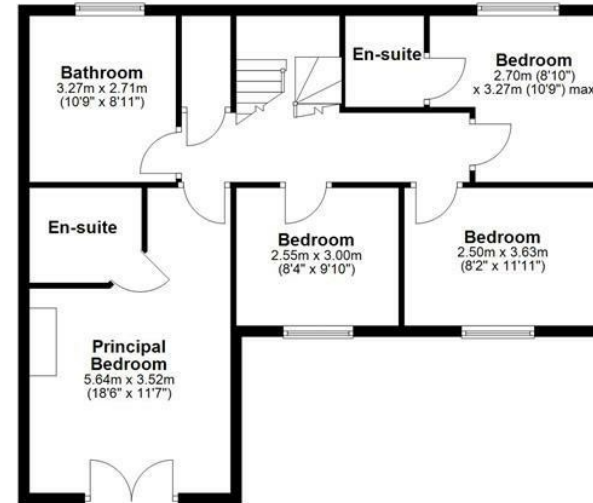
Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)



First Floor

Approx. 134.9 sq. metres (1452.6 sq. feet)



Total area: approx. 240.6 sq. metres (2590.2 sq. feet)



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Email sales@yorkshiresfinest.co.uk