



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Almshouse Lane, Newmillerdam, Wakefield, WF2 7ST

Offers Over £725,000

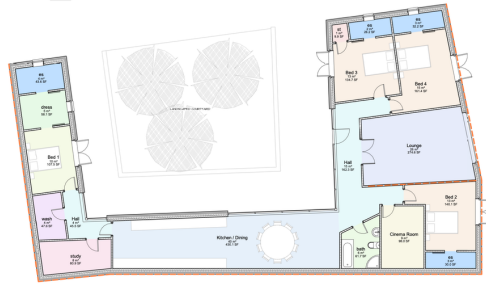
🛏️ 5 🚿 2 🛋️ 3



- STONE BUILT PERIOD DETACHED
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- 2 BATHROOMS
- OUTSTANDING DEVELOPMENT POTENTIAL
- PLANNING PERMISSION GRANTED FOR A SEPERATE DWELLING
- STUNNING ORIGINAL FEATURES
- HIGHLY REGARDED VILLAGE OF NEWMILLERDAM
- CLOSE TO LOCAL AMENITIES & EXCELLENT COMMUTING LINKS
- PROCEEDABLE BUYERS ONLY & 5% DEPOSIT REQUIRED UPON ACCEPTANCE OF AN OFFER



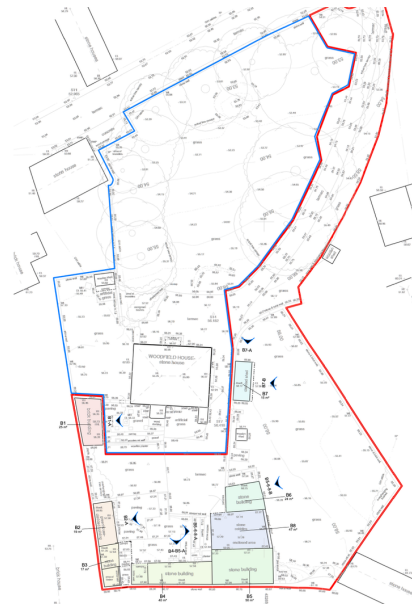
Isometric View



Artist Impression A



Artist Impression B

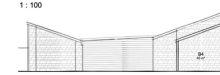


B1-A
1:100

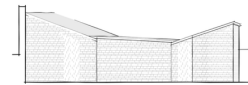
B2-A
1:100



B4-B5-A
1:100



B5-6-8-A
1:100



B5-6-8-B
1:100



B7-A
1:100

B7-B
1:100

EXISTING OUTBUILDINGS

OVERALL FLOOR AREA: 237sqm (approx)

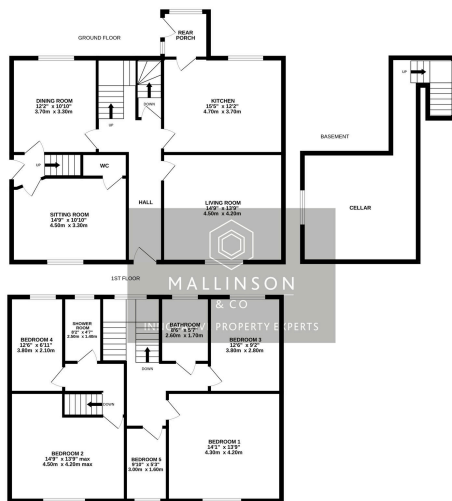
OVERALL VOLUME: 613 m3 (approx)

ALL BUILDINGS SHOWN TO BE DEMOLISHED

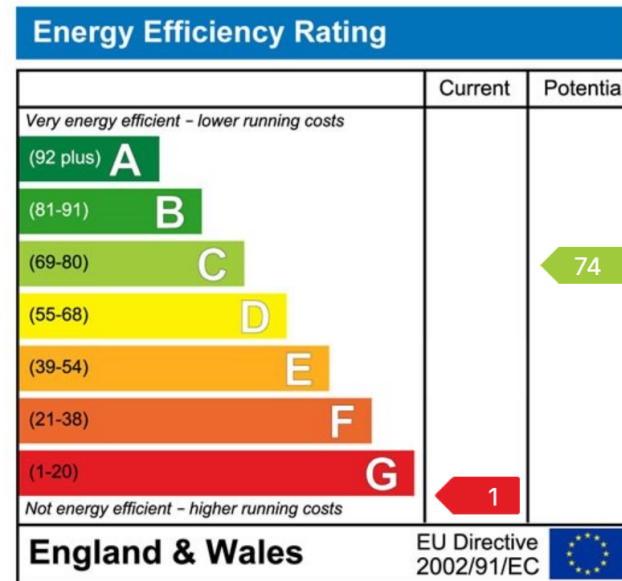
ELEVATIONS ARE APPROXIMATE ONLY



WHAT AN OUTSTANDING PROSPECT! ... SITUATED IN THE HIGHLY ACCLAIMED VILLAGE OF NEWMILLERDAM IS THIS RARE OPPORTUNITY TO PURCHASE A STONE BUILT PERIOD DETACHED HOME SITUATED WITHIN GROUNDS OF 0.8 ACRES. THE PROPERTY FEATURES GARDENS TO THE FRONT, SIDE AND REAR, PLUS A RANGE OF OUTBUILDINGS IN DISREPAIR CREATING FURTHER DEVELOPMENT POTENTIAL. THE PROPERTY CURRENTLY HAS PLANNING PERMISSION TO CREATE A SEPARATE DWELLING TO THE REAR AND PLANS CAN BE MADE AVAILABLE SUBJECT TO REQUEST. THE CURRENT PROPERTY HAS BEEN PARTIALLY SEPERATED INTO TWO DWELLINGS, FEATURING FIVE BEDROOMS, TWO HOUSE BATHROOMS, THREE RECEPTION ROOMS AND A DINING KITCHEN. PROCEEDABLE CASH BUYERS ONLY.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage 12/2014



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 2, Penistone 1, St. Mary's Street, Penistone, Sheffield S36 6DT