



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

## **FARMHOUSE, Paddock & OUTBUILDINGS**

**POPLAR FARM, BRANDY CARR ROAD, KIRKHAMGATE,  
WAKEFIELD, WF2 0RS**

0.30 ha (0.75 acres) approx.



For identification purposes only

- Surrounded by quality dwellings and farm land in popular village setting
- Accessible to surrounding conurbations (Wakefield & Leeds) and motorway network
- Development potential (with expired planning granted for 5 dwellings and retention of the existing house and outbuildings)

**0113 2348999**

## Location

Kirkhamgate is a small and predominantly residential village surrounded by farmland (forming part of an area referred to as the 'Rhubarb Triangle'. The premises are located fronting the northern side of Brandy Carr Road at its junction with Hawthorne Close, adjacent to a development of 5 new detached executive homes.

## Description

Poplar Farm comprises a two storey period double fronted brick farmhouse with accommodation arranged to provide 3 first floor bedrooms, house bathroom and, two reception rooms with feature fireplace and entrance hall to the ground floor.

The outbuildings including former pig sheds, garages and workshop are contained within a series of adjacent single storey brick buildings arranged around a tarmac surfaced yard.

The site includes a broadly level and rectangular paddock (fronting Brandy Carr Road) and part of the access roadway (to the subject and neighbouring property) is understood to be within the title.

The accommodation is summarised as follows:-

Building	Description	M <sup>2</sup>	(sq ft)
Poplar Farmhouse	3 bedroom 2 storey detached dwelling	122.90	(1,323)
Former piggery & Garage	SS former pig shed, garage & workshop	59.75	(643)
Garage & stables	Garage/carport & two stables	48.64	(524)
Granary building	SS store with gantry (excluded from the area)	21.50	(231)
Garage & workshop	SS workshop, store & garage	78.89	(849)
	<b>TGIFA</b>	<b>331.68</b>	<b>(3,570)</b>

## Tenure

Freehold.

## Services

Mains electricity, gas, water and drainage are connected to the property. Prospective purchasers must satisfy themselves with regard to the condition and capacity of the services.

## Council Tax

Through our enquiries of the valuation office agency Council tax valuation list we are advised the property is assessed within Council Tax Band D.

## Planning

The property is not Listed and not located within a Conservation Area and a planning application (reference 12/00684/RPP) granted in April 2009 for residential development comprising 5 dwellings and associated works (with the retention of the existing Poplar Farmhouse) has been subject to renewal (now expired).

## Further Information

Architect plans of proposed development and a Phase I 'Preliminary Site Investigation Report' are available upon application.

## Price

Upon application.

## Legal Costs

Each party to be responsible for their one legal costs incurred in connection with a transaction.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Andrew Steel**

**Tel: 0113 234 8999**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)**

**Our Ref: 0525/A/S**  
**March 2020**

**Subject to Contract**



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**Michael Steel & Co** conditions under which particulars are issued

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