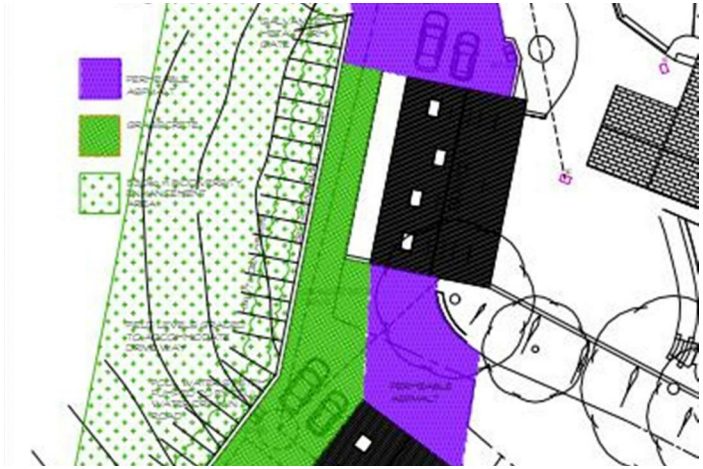






# THE BARNS BIRKDALE FARM

## BRIGHOUSE, HD6 4JL

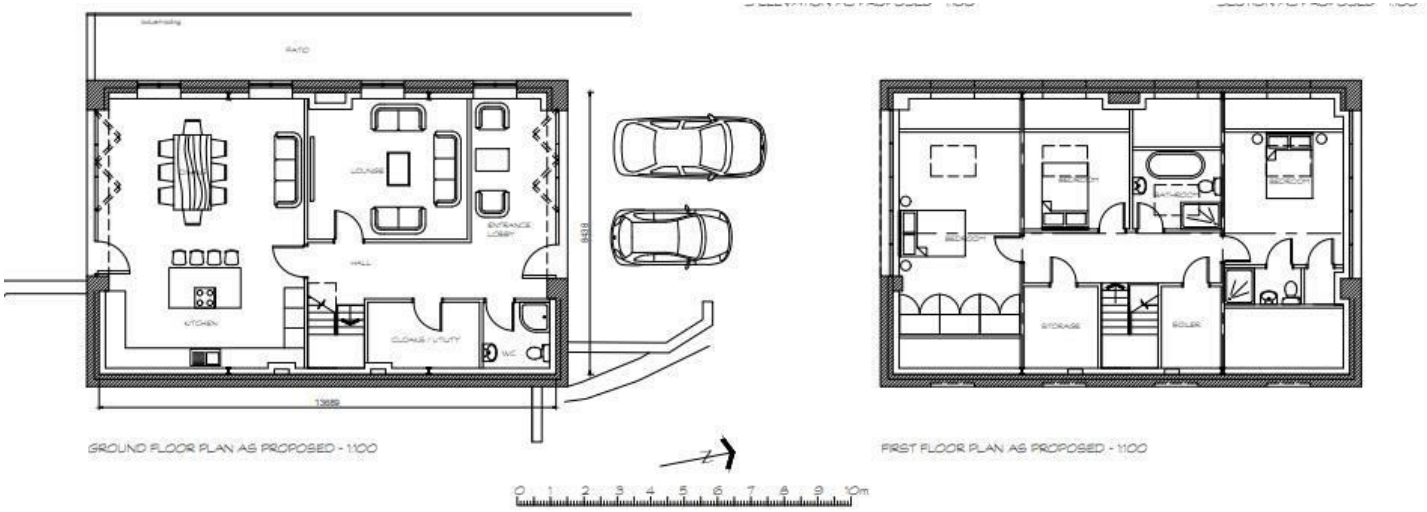
## £400,000

## FREEHOLD

A rare opportunity to acquire Birkdale Farm, comprising two substantial barns with full planning consent for conversion into exceptional contemporary homes. Barn One extends to approximately 1,900 sq ft with three bedrooms, whilst Barn Two provides approximately 2,300 sq ft with four bedrooms, both benefiting from private gardens. Approximately 0.25 acre is included, with a further 2.8 acres available by separate negotiation. CGI imagery showcases the exciting proposed designs, combining traditional brickwork, contemporary cladding and extensive glazing. Estimated combined end values of approximately £1.5 million. Full planning and drawing pack available upon request.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land & New Homes
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 350 1444
landandnewhomes@monroeestateagents.com
www.monroeestateagents.com

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