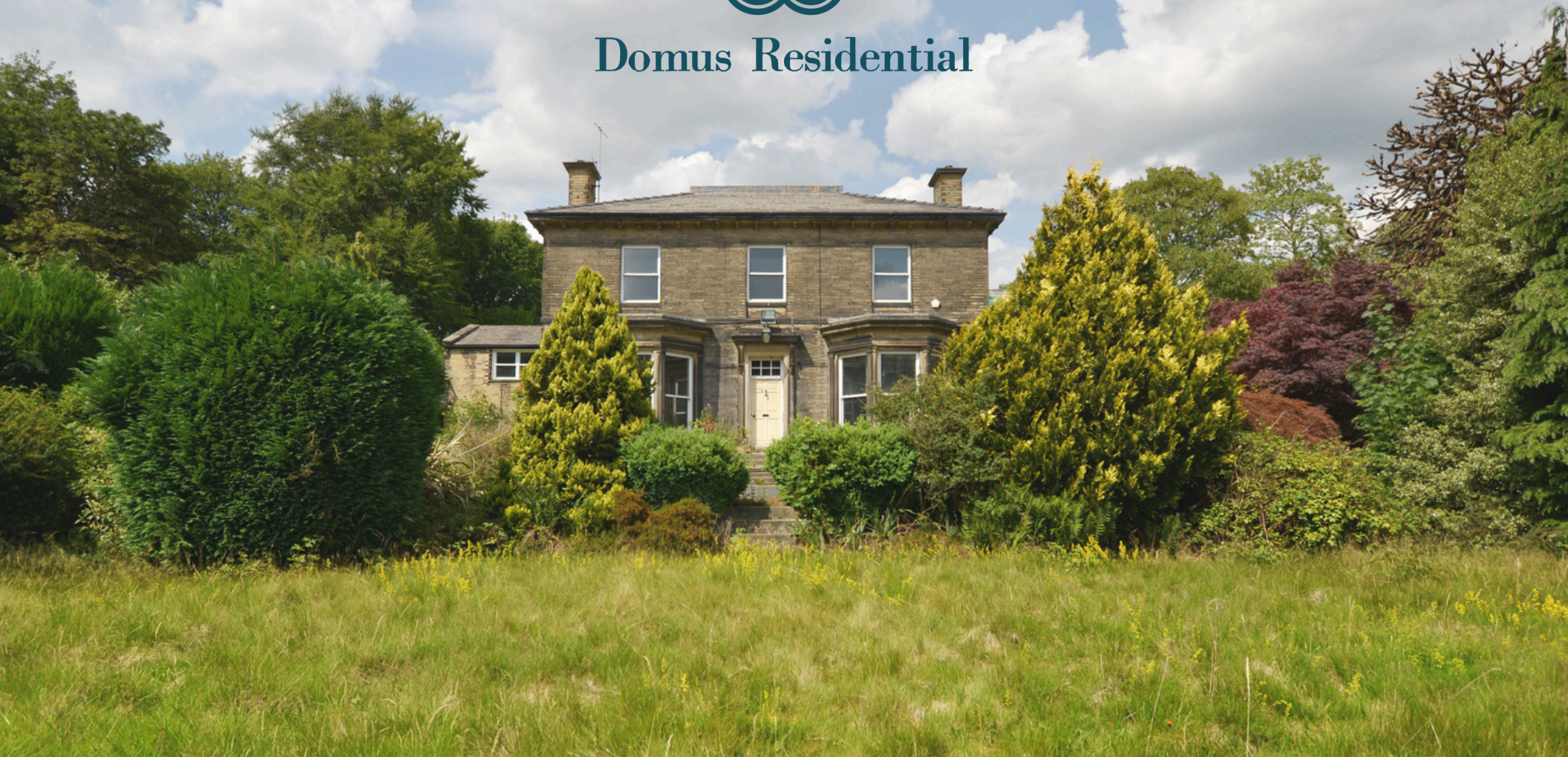




Domus Residential



Woodlands Grange, Rawdon
Development Opportunity









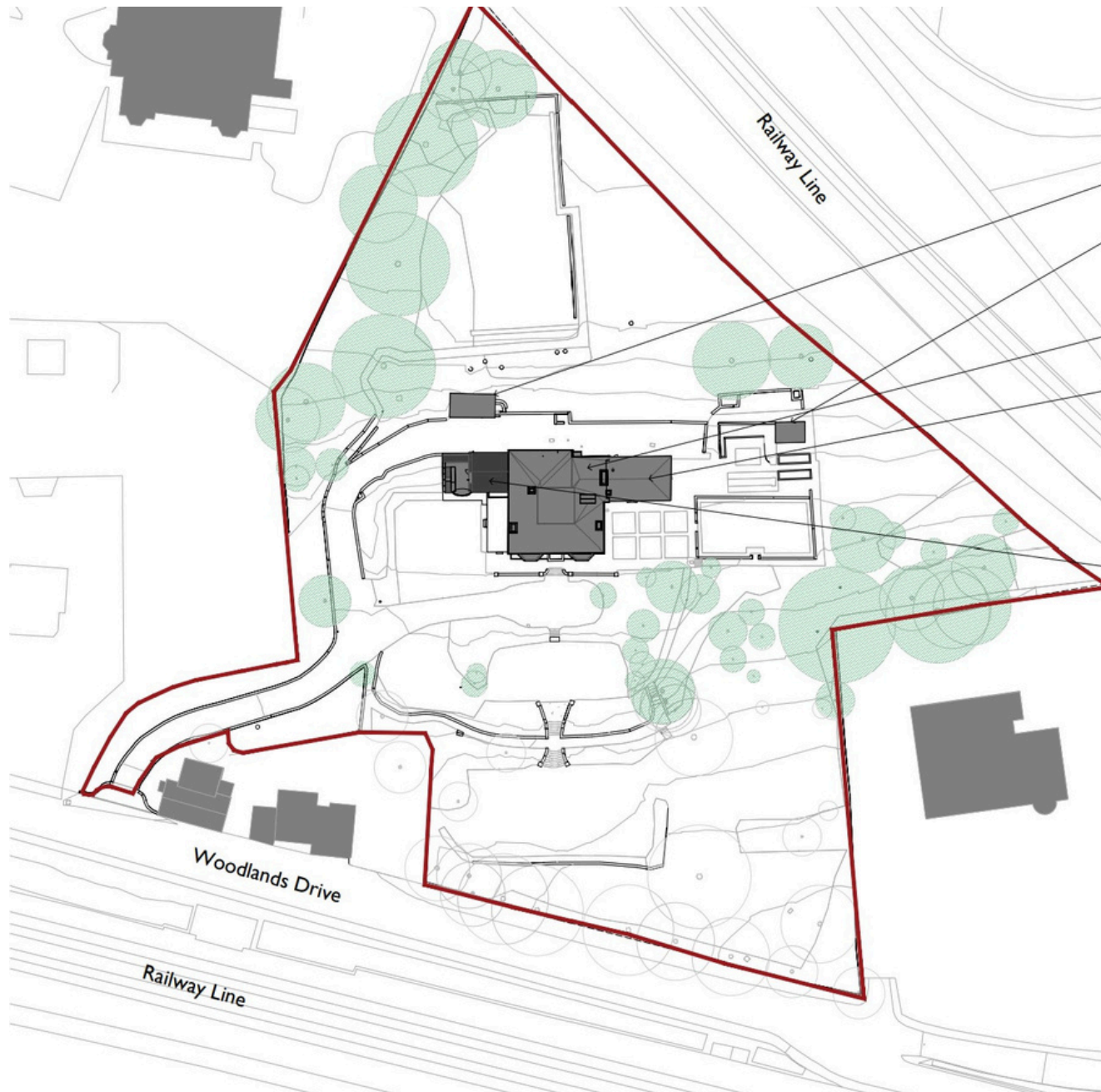
Introduction

- Set within 2.58 acres of private grounds
- Located on exclusive Woodlands Drive, Apperley Bridge
- Situated within Green Belt and Cragg Wood Conservation Area
- Current floor area: 5,672 sq ft (52T sq m) over three floors
- Approved planning permission (ref: 23/06373/FU) for substantial extension, garaging and leisure wing.
- Plans prepared for remodelling to create a larger residence with leisure spaces
- Current layout includes 5 reception rooms, 6 bedrooms (2 en-suite), 4 bathrooms
- Three garages

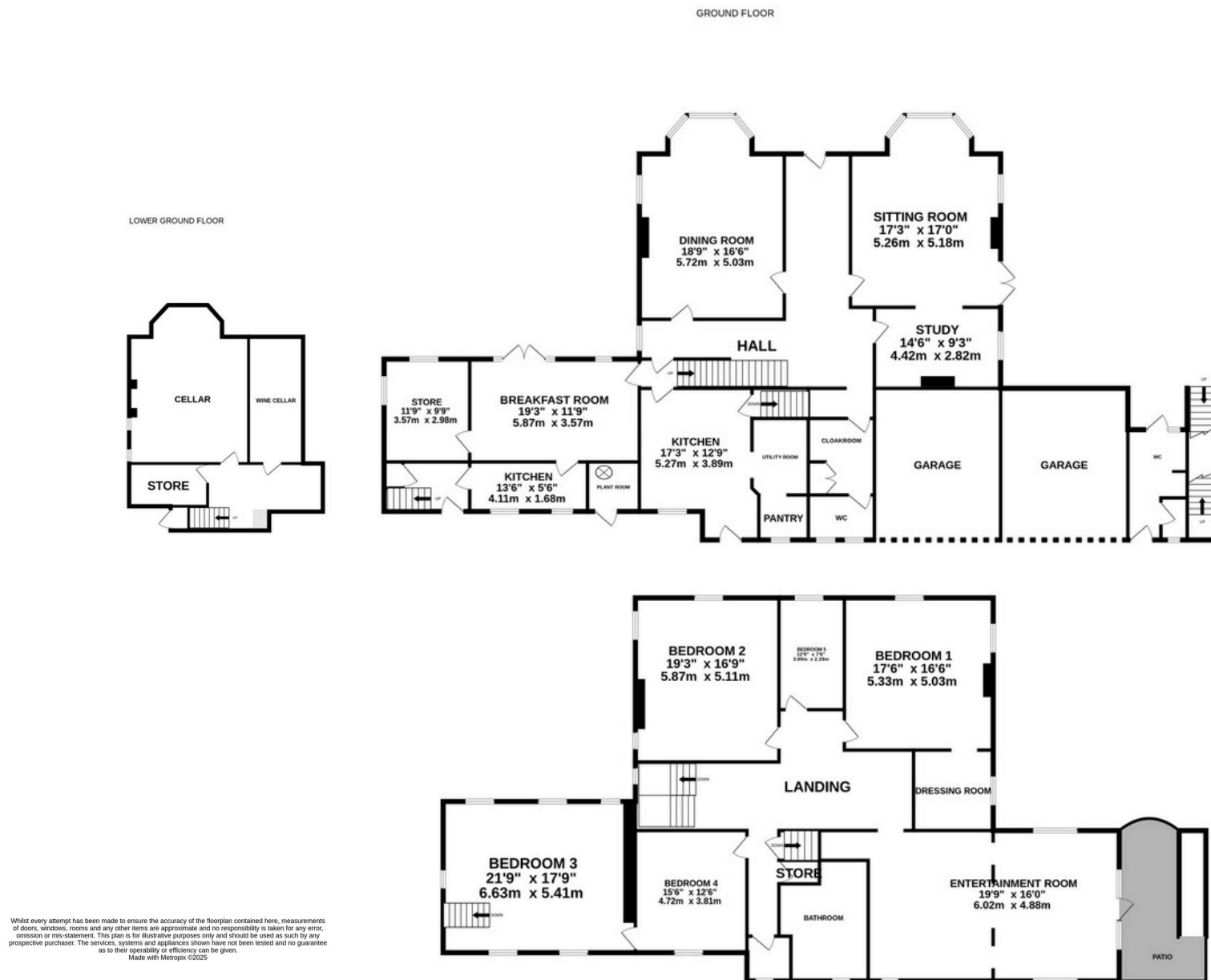
Planning Permission Documents and Draft Plans Available on Request and ahead of viewing

PROPERTY TYPE	Stone Detached with extensions
BEDROOMS	5
RECEPTION ROOMS	5/6
BATHROOMS	Multiple
TENURE	Freehold
TITLE	WYK311849
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment





Title plan taken from title documents and for illustrative purpose only, obtained from planning records 23/O6373/FU. full enquiries should be made regarding the detail of any title and boundaries.



General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.