20 The Walk, Birdwell, Barnsley. S70 5UA

Proposal to sell off plot of garden for the building of a detached 3 bedroom house, plot allows for garden and off-road parking.

The identified plot is to the right of the address, located between 18 and 20 The Walk.

The plot is approx. 2500m2 which will allow ample room for a 3 bedroom detached house.

The land slopes and therefore provision could be allowed for a 2 story dwelling to the front that steps to 3 stories to the rear. It is envisaged to align the new construction in the widest part of the plot to allow the greatest privacy between gardens. There is a high brick wall between plots 20 and 18 The Walk, which provides garden privacy for No 18. No 18 is an end terrace property and borders the front garden.

Off-road parking would be able to accommodate 2 cars following the partial removal of the front garden wall.

There is noted on the OS plans a number of out buildings that included a pig shed and an outdoor toilet, these we in a poor state of repair and have been removed for the safety of the householder.

Although the remaining building (20 the walk) is dated from 1783, nothing of significance has been found in the garden during landscaping. It is a low laying 2 storey building built in stone with render to end walls.

The plot is adjacent to a disused piece of land that contains several outbuildings in various states of repair which are rarely visited. To the bottom of the plot is a farm, this is found behind a stand of mature trees.

Construction access could be sought through the track into this land at assist with traffic management on The Walk.



Existing front garden. Area to right of path will be in plot and allow for off-street parking.



Possible construction access from adjacent land



View from corner of existing property down garden



View adjacent to existing property across widest part of plot.





View down length of plot.