



**CONCEPT TOWN PLANNING LTD**  
**7 SCOTLAND STREET**  
**ELLESMERE**  
**SHROPSHIRE**  
**SY12 0DG**  
**Tel: 01691 622500**

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Planning Statement – Application for Lawful Development Certificate

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Croftlands Care Home, Turnshaw Road, Kirkburton, Huddersfield, HD8 0TH

February 2026



## 1.0. INTRODUCTION

- 1.1. Concept Town Planning Limited is instructed by Mr M Creegan of Croftlands Care Home in respect of regularising the legal use and development of its care home at Turnshaw Road, Kirkburton, Huddersfield, HD8 0TH under Section 191 of the Town and Country Planning Act 1990, as amended by section 10 of the Planning and Compensation Act 1991 together with the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.2. This application is made online via the Planning Portal and this report accompanies the forms and various evidence, whilst also summarising the matter at hand and providing additional support to the application, especially with regards to the reasons and justification why a Lawful Development Certificate should be granted by the Council.
- 1.3. This Certificate is being sought as a result of the conversion of an existing care home and the erection and operation of an extension departing from the approved plans, in contravention of Condition 2 to its planning consent (96/62/93298/E3) granted in 2007 and subsequently implemented. This care home and its extension have now existed and operated for more than 10 years prior to this application being submitted.
- 1.4. In expanding upon this position further, evidence is provided in the form of a Statutory Declaration, with associated Exhibits, which clearly define the extent, nature and use and operation, with appropriate photographic and other evidence.
- 1.5. In such an application, the onus of proof rests on the applicant, and the standard of evidence is the balance of probabilities. The applicant's own evidence does not need to be corroborated with independent evidence, and if there is no evidence to contradict or otherwise make the applicant's version of events less than probable, the applicant's evidence alone may be sufficient to justify the grant of a Certificate, provided that it is sufficiently precise and unambiguous.

## 2.0 SITE HISTORY

- 2.1 Croftlands Care Home was originally built as a gentleman's residence in the 19<sup>th</sup> century. As such, it sits within an extensive plot with significant screening vegetation within the West Yorkshire Green Belt to the southeast of Kirkburton. A Location Plan (drawn to 1:1,250) provided at Exhibit 1 highlights in red the area to which the application relates together with the applicant's wider landownership in blue. The applicant's interest is that of owner with no other party having an interest in the land.
- 2.2 The house was subsequently converted to a nursing home to which permission for an extension was granted by the Secretary of State (Ref: APP/Z4718/V/05/1187515) with planning permission issued by the Council on 24<sup>th</sup> July 2007. The approved description was for *"the addition of bedroom, dayroom and ancillary accommodation on 3 floors at Croftlands Nursing Home, Turnshaws Road, Kirkburton, in accordance with application number 96/62/93298/E3"*.
- 2.3 Condition 2 to the decision notice states that *"The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions, unless otherwise agreed in writing by the Local Planning Authority"*. This notice and the approved plans are at Exhibit 2.
- 2.4 The implemented scheme differs from the consent in the following ways:
- The existing care home was refurbished to provide 11 self-contained flats for rental to people over the age of 55. Whilst differing from its consent, the form and external appearance of the original building has not changed;
  - The extension to the care home was constructed over four floors providing 55 bed spaces. Despite differing from the approved number of beds for the extension element, the total 55 bed care home, as originally envisaged exists, now solely in the extension; and

- The detail of the window and door openings on the extension are different to the approved plans although still in keeping with the building and presents the same general appearance and form to the approved scheme.

2.5 These variations from the consent are apparent from comparison between the approved plans in Exhibit 2 and the 'as built' plans in Exhibit 3.

### 3.0 THE EVIDENCE

3.1 In order to demonstrate the continued presence and uses of the extension and the reconfigured building for over ten years, the following evidence is provided in support of this application:

- Exhibit 1 comprises the aforementioned Location Plan;
- Exhibit 2 comprises the aforementioned planning consent issued by Kirklees Council dated 24<sup>th</sup> July 2007 together with its approved plans;
- Exhibit 3 comprises the aforementioned 'as built' plans for the extension together with the reconfigured layout to the existing building;
- Exhibit 4 is formed by the statutory declaration of Mr M Creegan (landowner, owner and operator of the care home);
- Exhibit 5 is formed by the statutory declaration of Ms K Dixon (a worker at the home for nearly 20 years);
- Exhibit 6 is formed by historical dated aerial photographs; and
- Exhibit 7 comprises a record of inspections undertaken by the Care Quality Commission since 2012; and
- Exhibit 8 is formed by records of the letting of the flats by Cornerstones estate agents since 2013.

## 4.0 EXAMINATION OF EVIDENCE

- 4.1 The statutory declarations of M Creegan and K Dixon at Exhibits 4 and 5 respectively both state that a care with nursing home has operated on the site for many years and that the extension has been physical present and operating for in excess of ten years.

### Physical Presence

- 4.2 Following the grant of planning permission, the extension was constructed and has been physical present in its current form on the site for well in excess of ten years. Historical aerial images in Exhibit 6 provide a site chronology from 2003 to 2025 and show that the extension was being constructed in the summer of June 2009 and its form has remained unaltered ever since. It's four storeys are clearly visible in the image dated June 2016.
- 4.3 This provides conclusive evidence that the extension was constructed in excess of ten years ago and has been present on the site ever since.

### Detailing

- 4.4 In terms of the detailing, the Statutory Declaration of Mr M Creegan at Exhibits 4 the window and door openings on the extension are different to the approved plans although still remain in keeping with the building and presents the same general appearance and form to the approved scheme.

### Continued Use

- 4.5 Upon completion in 2013, the care home operated uninterrupted as confirmed by the Statutory Declarations of Mr M Creegan (of Croft Care Group) and Ms. K Dixon (an employee at the home) at Exhibits 4 and 5 respectively.
- 4.6 Evidence of this unbroken operation is also confirmed by the history of inspections undertaken by the Care Quality Commission at Exhibit 7.
- 4.7 Overall, the Statutory Declaration, aerial photographs and the records of inspections by the CQC that the extension has been present on the site since 2009 and has operated as a care home since 2013.

- 4.8 Exhibits 4 and 5 also confirm that the original building was subdivided into apartments and that this refurbishment was undertaken contemporaneously with the construction of the extension.
- 4.9 Evidence that these apartments have been let continuously since that time is provided by the letting details provided by Cornerstones estate agents in Exhibit 8.
- 4.10 Overall, the Statutory Declaration and the letting records for the apartments demonstrate the continued use of the original building in that use since 2013. We consider this evidence to also be compelling.
- 4.11 It is considered that, given the evidence provided, the Council must conclude that the use of the original building and the extension as a care home with nursing has operated uninterrupted for a period in excess of the required ten-year period. Consequently, a Certificate of Lawful Use must now be granted.

## 5 CONCLUSIONS

- 5.1 It is clear from the submitted evidence that whilst the implemented scheme differs from the approved plans and use, the refurbishment to self-contained apartments and the four-storey extension have been present and operating in excess of ten years.
- 5.2 We therefore trust the Council has all it needs to consider this matter and to duly issue a Lawful Development Certificate.



## EXHIBIT 1 – LOCATION PLAN

 Preview

Close 

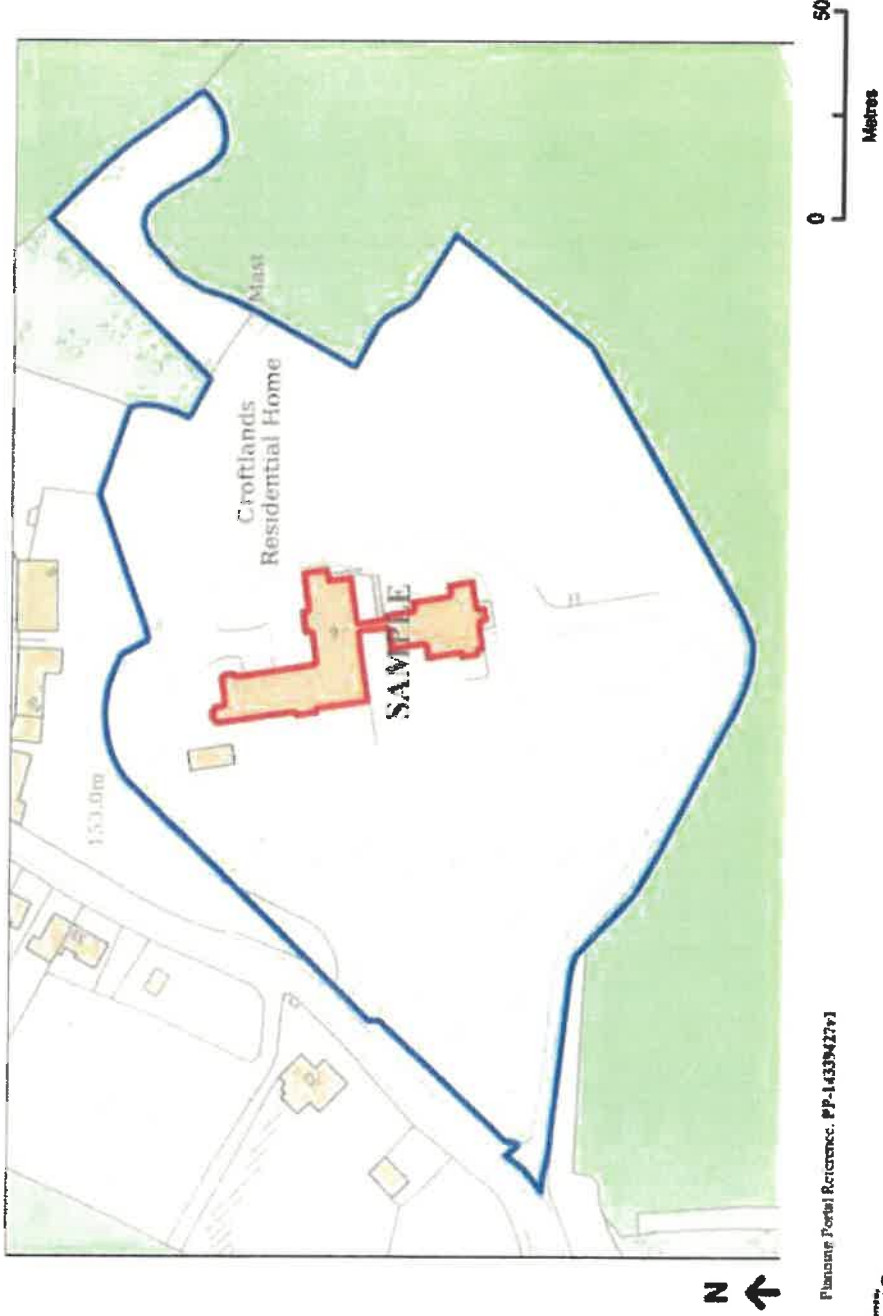
**Location Plan**

Site Address: Croftlands Residential Home, 6, Innesdale Road, Kirkburton, Huddersfield, HD9 0TH



Date Produced: 22-Sep-2024

Scale: 1:1250 @A4



Planning Portal Reference: PP-1433M2771



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**EXHIBIT 2 – PLANNING CONSENT ISSUED BY KIRKLEES COUNCIL DATED 24<sup>TH</sup> JULY 2007  
TOGETHER WITH THE APPROVED PLANS**



**Town and Country Planning Act 1990**

**Town and Country Planning (General Development Procedure) Order 1995**

**PLANNING PERMISSION FOR DEVELOPMENT**

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**Application Number: 96/62/93298/E3**

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**To:** T L MURPHY & CO

**For:** M CREEGAN ESQ

**In pursuance of its powers under the above-mentioned Act and Order the Kirklees Council (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

ERECTION OF EXTENSION TO NURSING HOME

**At:** Croftlands Nursing Home Turnshaw Road, Kirkburton, Huddersfield.

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**In accordance with the plan(s) and applications submitted to the Council on 3 Jan 1997, subject to the condition(s) specified hereunder:-**

## **CONDITION FULL PERMISSION APPROVED BY THE SECRETARY OF STATE**

- 1) The development shall be begun not later than the expiration of five years beginning with the date on which permission is granted.
  - 2) The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions, unless otherwise agreed in writing by the Local Planning Authority.
  - 3) Notwithstanding the submitted details the extension hereby permitted shall be externally faced in natural stone to match the existing building in coursing, size and texture. Before construction of the external walls commences a one square metre sample of the proposed materials and mortar shall be agreed in writing with the Local Planning Authority and the development shall be completed in the approved materials.
  - 4) Notwithstanding the submitted details of the roof of the extension hereby permitted shall be externally faced in Welsh blue slate to match the existing building in colour and size. Before construction of the roof commences a sample of the proposed material shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be constructed of the agreed materials.
  - 5) Prior to the commencement of development a scheme for the protection of existing trees to be retained on the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the identification of all trees to be retained on the site and the measures for their protection during construction. The approved protection measures shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.
  - 6) No part of the development shall be brought into use until a scheme for the management and maintenance of the areas of woodland and grounds of the property, identified on an Ordnance Survey based plan, is submitted to, and approved in writing by, the Local Planning Authority. The management scheme and survey plan shall provide for:
    - (i) the positions of all trees on the site with their branch spread (and existing and proposed contours and levels);
    - (ii) the identification of the extent of remediation works to the woodland;
    - (iii) the location, extent and depth of all excavation works for drainage and other services in relation to and in proximity of all trees which are to be retained;
    - (iv) the arrangements for the implementation of the remediation works;
    - (v) the timetable for the implementation of the scheme;
    - (vi) arrangements for the ongoing maintenance of the woodland and grounds.
- The scheme shall be implemented in accordance with the approved details.
- 7) The building shall not be occupied until all vehicular areas, including the access road, car parking and manoeuvring areas have been surfaced, sealed and drained in accordance with details submitted to and approved in writing by the Local Planning Authority, and those areas shall not thereafter be used for any other purpose.

8) No development shall take place until provision has been made for the parking, loading and unloading of contractors' plant and equipment and the parking of vehicles of the workforce within the site. Unless otherwise agreed with the Local Planning Authority the areas provided shall be used for these purposes at all times during the construction of the development.

9) Prior to the commencement of development, a Travel Plan for visitors to, and employees and residents of, the development hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority, to include provision for its monitoring and review. The approved Travel Plan shall be implemented following the first use or occupation of the development hereby permitted.

10) Before the development hereby approved is occupied the sight lines of 2.4 x 45 metres to the north east of the entrance to the site from Turnshaws Road, shall be cleared of all obstructions to visibility one metre above the adjacent carriageway and such visibility shall thereafter be retained at all times, in accordance with Plan Reference PL 0516.02 - 'Visibility Splay and Access Road Details'.

11) The development shall not be occupied until the access road is widened to 5.5m over a length of 10m from the carriageway edge of Turnshaws Road, in accordance with the details set out on Plan Reference PL 0516.02 - 'Visibility Splay and Access Road Details'. Such details shall thereafter be retained throughout the lifetime of the development.

12) The development shall not be occupied until the works for the provision of passing places on the access road have been completed in accordance with Plan Reference PL 0516-03 - 'Plan Denoting Passing Places'. The passing places shall be retained free from obstruction to such use at all times thereafter.

13) Prior to development commencing details of existing and proposed floor and site levels will be submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.**

**Dated:** 24 Jul 2007

Signed:

A handwritten signature in black ink, appearing to read 'Jonathan Barrett', written over a horizontal line.

**Jonathan Barrett**  
**Head of Planning Services**

Address to which all communications should be sent:

Planning Services, PO Box B93, Civic Centre, Off Market Street, Huddersfield, HD1 2JR

ALL LEVELS REFER TO LOCAL DATUM  
 TBM - HANG LING - VALUE 100.00  
 ORIGINALLY IN A LOCAL GRID

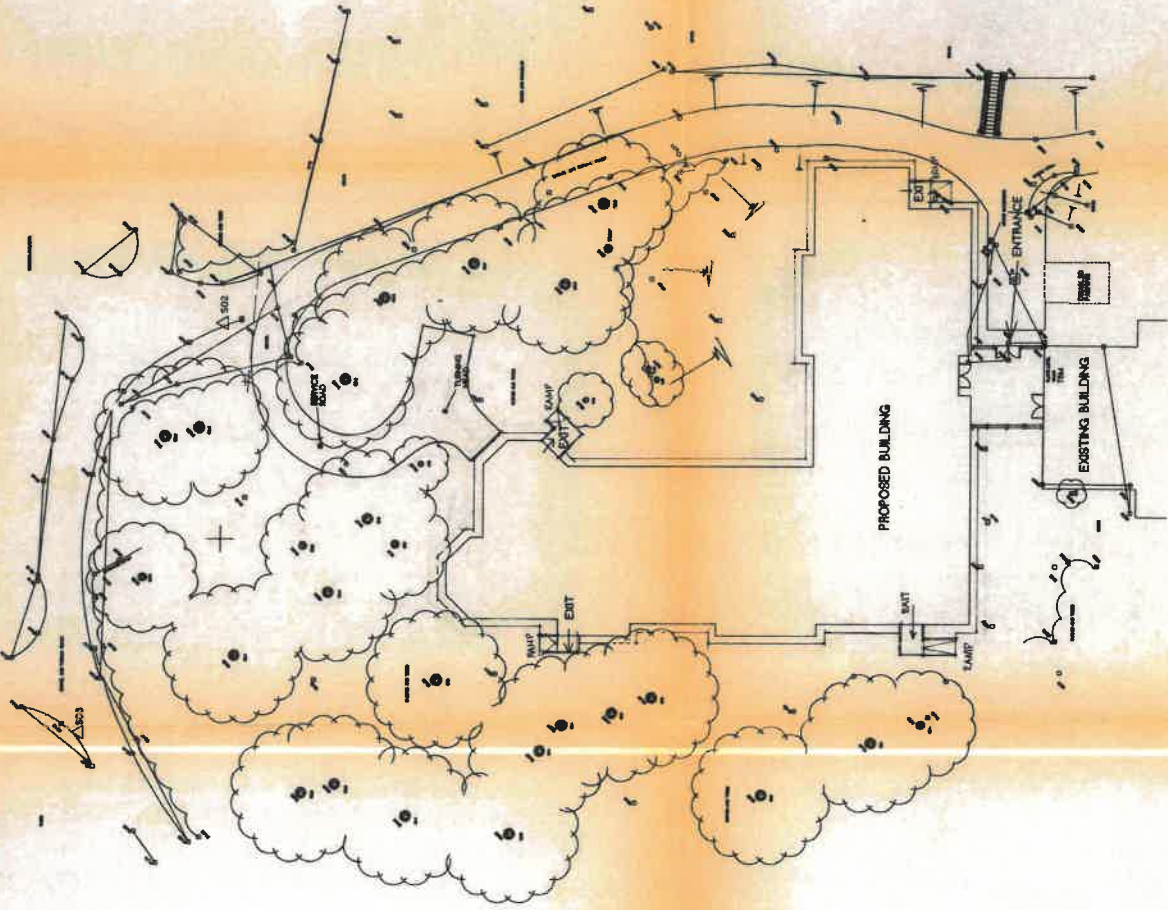
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NO.	DATE	DESCRIPTION

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NO.	DATE	DESCRIPTION

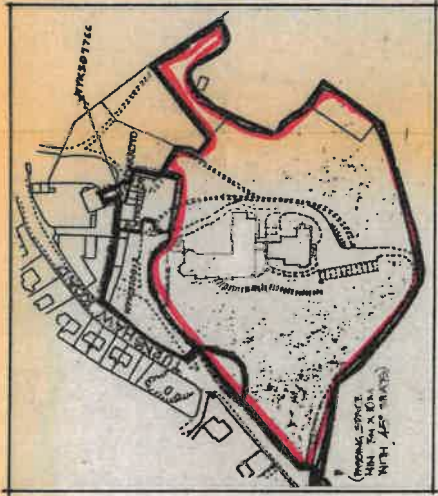
**CONDY & LOFTHOUSE ARCHITECTS**

3 MANCHESTER ROAD, SOUTHPORT, MER 6 6P  
 TEL: 07704 843207 FAX: 07704 843156  
 E-MAIL: CondyL@btinternet.com

CLIENT		MR M. CREGAN
PROJECT		Proposed 40 Bed Nursing Home Rehabilitation
SCALE		1:200
DATE		JUN 98
PROJECT NO.		1066025/5001

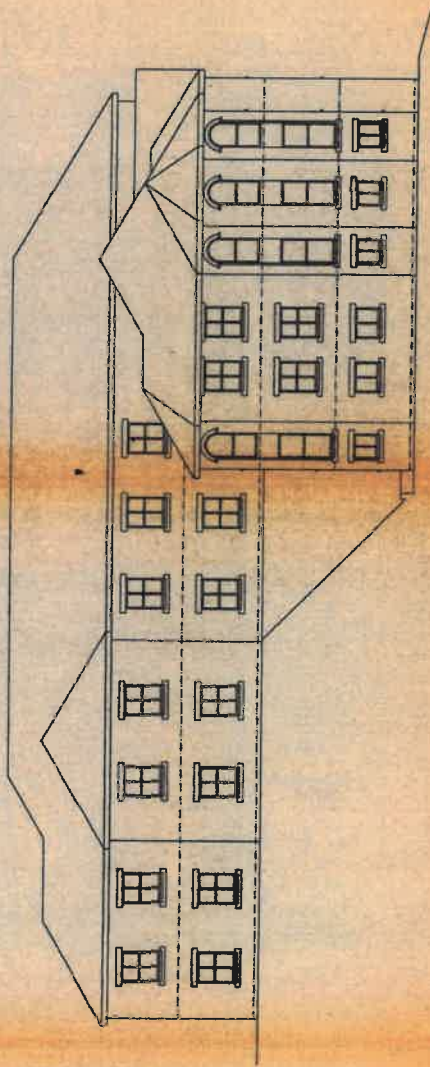


SITE PLAN - 1:200

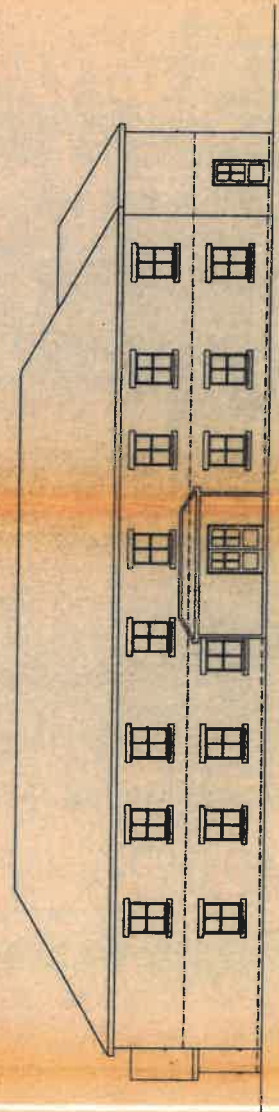


SITE LOCATION PLAN - 1:1250





NORTH ELEVATION



SOUTH ELEVATION

ALL DIMENSIONS ARE TO BE CHECKED ON THE JOB  
 CALL FOR THE DRAWING AND TO BE KEPT  
 ON HAND AT ALL TIMES. CONTACT THE ARCHITECT  
 FOR ANY CHANGES OR CORRECTIONS TO THE DRAWING  
 AND ANY WORK SHALL BE DONE AT THE CLIENT'S RISK.  
 RECEIVED: 12/6/98

NO.	DATE	DESCRIPTION



**CONDY &  
 LOFTHOUSE  
 ARCHITECTS**

3 HANCOCK STREET ROAD, BOURNEBORO, MASS 01939  
 TEL: 978/367-8800 FAX: 978/367-8808  
 E-MAIL: CondyL@Aol.com

CLIENT: MR. M. CREEGAN

PROJECT: PROPOSED NURSING HOME EXTENSION - KIRKBRURTON

ISSUED TO: PROPOSED ELEVATIONS

DATE: JUN 99

100025/E2

NOT TO SCALE  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED  
 DRAWING DATE: 11/16/98

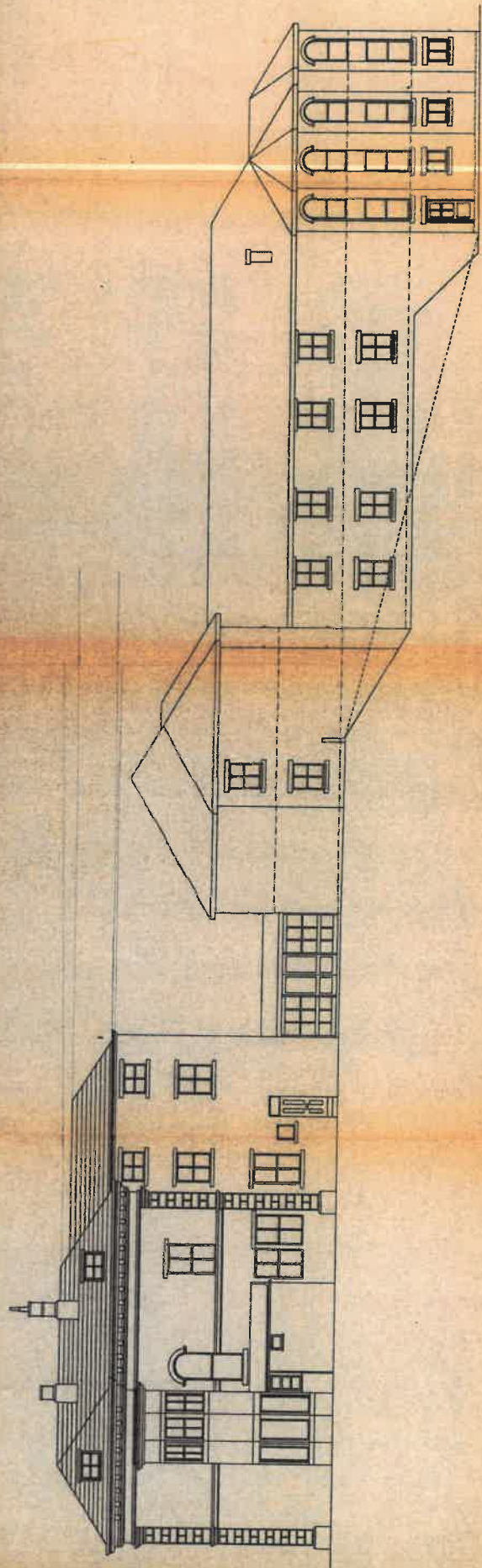
APPROVED PLAN  
 RECEIVED: 11/16/98

NO.	DATE	REVISION

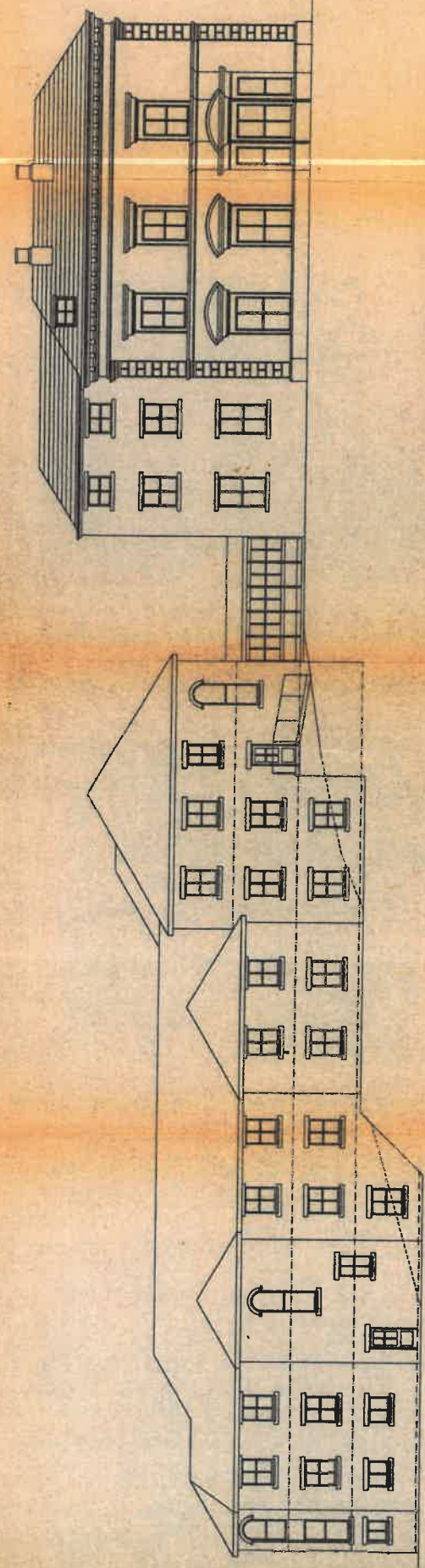
**CONDY &  
 LOFTHOUSE**  
 ARCHITECTS

5 MANCHESTER ROAD, SOUTHPORT, WA 98148  
 TEL: 206-835-8800 FAX: 206-835-8801  
 WWW: www.condylofthouse.com

MR. M. CREEGAN  
 PROPOSED NURSING HOME  
 EXTENSION - KIRKCURTIN  
 PROPOSED ELEVATIONS  
 SCALE: 1" = 100'  
 DATE: JUN. 98  
 PROJECT NO: 1998025/E1



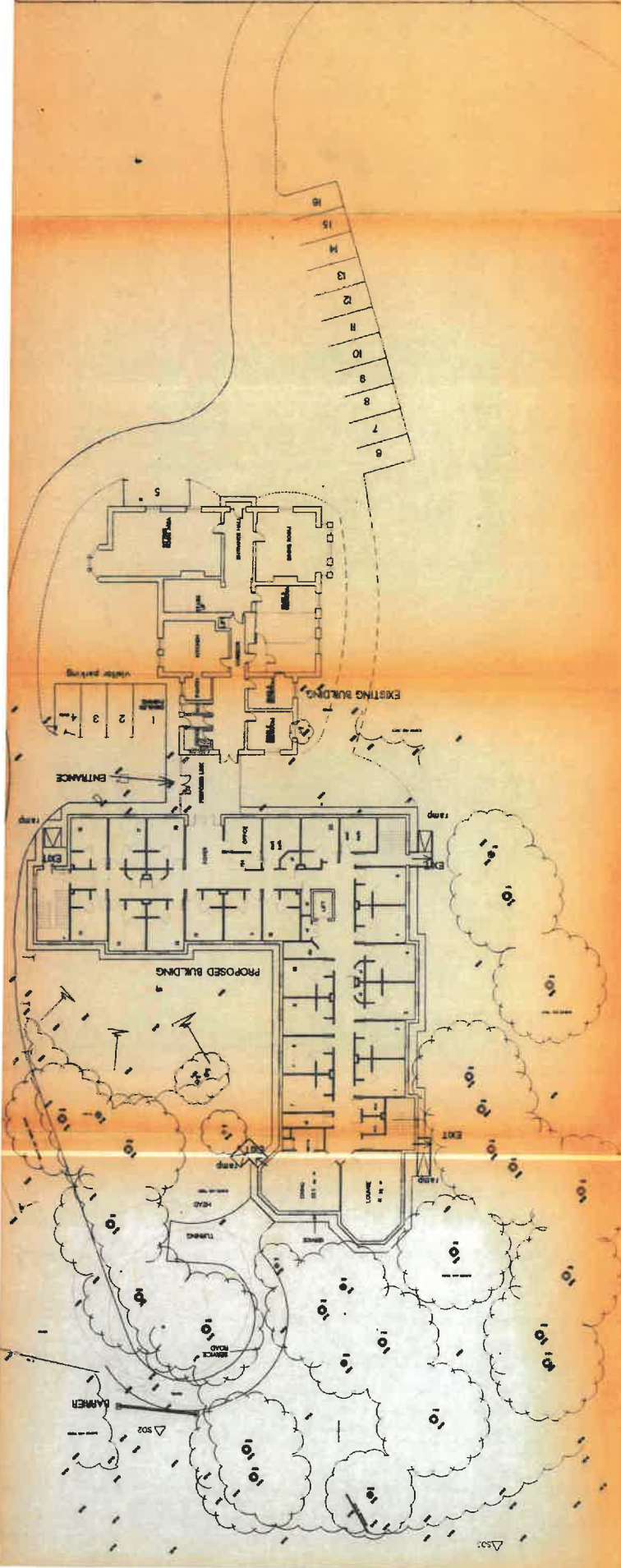
NORTH ELEVATION



SOUTH ELEVATION

ALL DIMENSIONS ARE TO BE CENTER UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS ARE TO BE CENTER UNLESS NOTED OTHERWISE.  
 ALL DIMENSIONS ARE TO BE CENTER UNLESS NOTED OTHERWISE.

APPROVED FOR  
 RECEIVED: 16/12/08



PASSING SPACE MIN. 3M x 10M  
 WITH 45° SPLAYS

PASSING SPACE MIN. 3M x 10M  
 WITH 45° SPLAYS

<b>CONDY &amp; LOFTHOUSE ARCHITECTS</b>	
3 MAUSWATER ROAD, SOUTHPORT, MERSEY SIDING, CHESHIRE, ENGLAND	
TEL: 01704 843000 FAX: 01704 843135	
E-MAIL: CondyLoftHouse@btconnect.com	
COPY:	
MR M. CREEGAN	
PROJECT: Proposed 40 Bed Nursing Home	
Kirkburton	
DRAWING TITLE: PROPOSED SITE LAYOUT	
SCALE: 1:200	DATE: JUN 08
DRAWN BY: AFL	CHECKED BY:
DATE: JUN 08	DATE:
NO. 1998025/P007	

THIS DRAWING  
 TO BE READ IN  
 CONJUNCTION WITH  
 DRAWING No. 1998025/S001

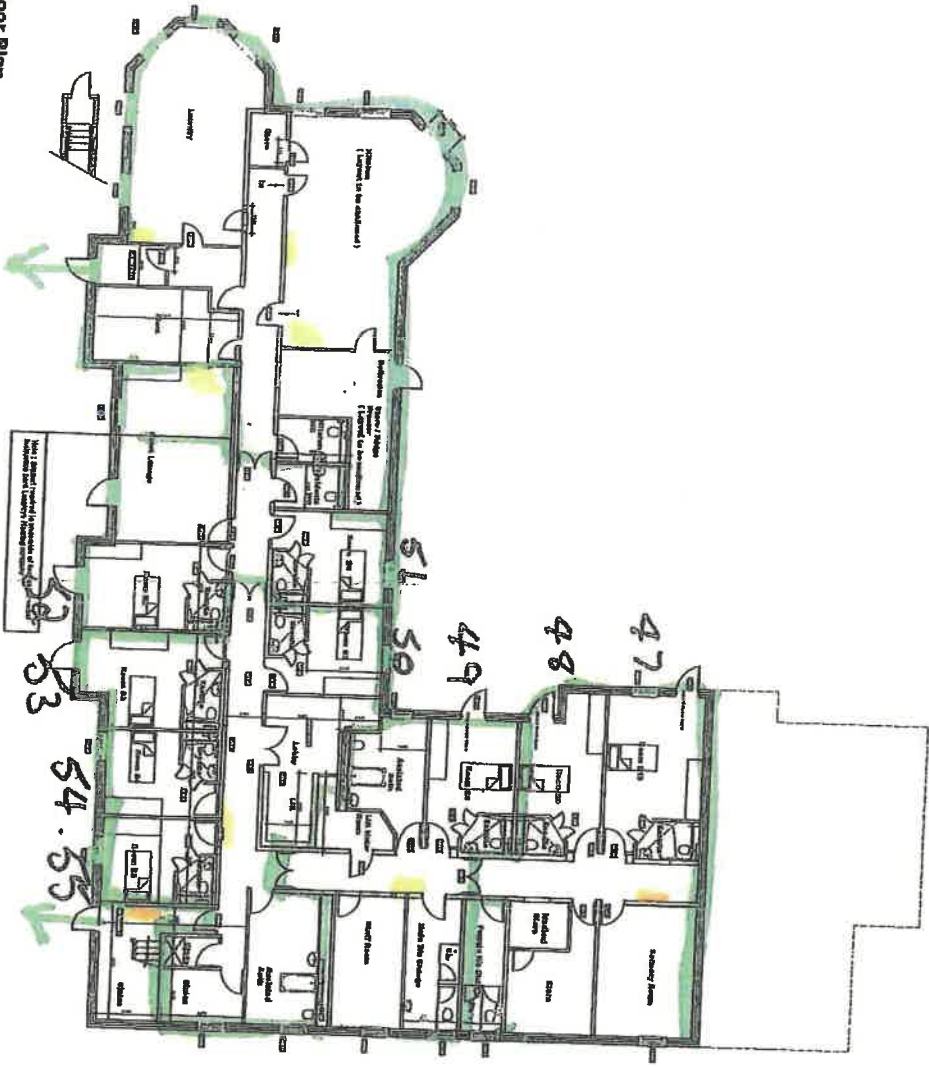


**EXHIBIT 3 – THE ‘AS BUILT’ PLANS FOR THE EXTENSION TOGETHER WITH THE RECONFIGURED LAYOUT TO THE EXISTING BUILDING**

ELM

Activation point,  
Extinguisher/blancker

**Basement Floor Plan**



**General Notes**  
 1. The information on this drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by the client or for the accuracy of the information provided by any other source.  
 3. The architect is not responsible for the accuracy of the information provided by any other source.  
 4. The architect is not responsible for the accuracy of the information provided by any other source.  
 5. The architect is not responsible for the accuracy of the information provided by any other source.

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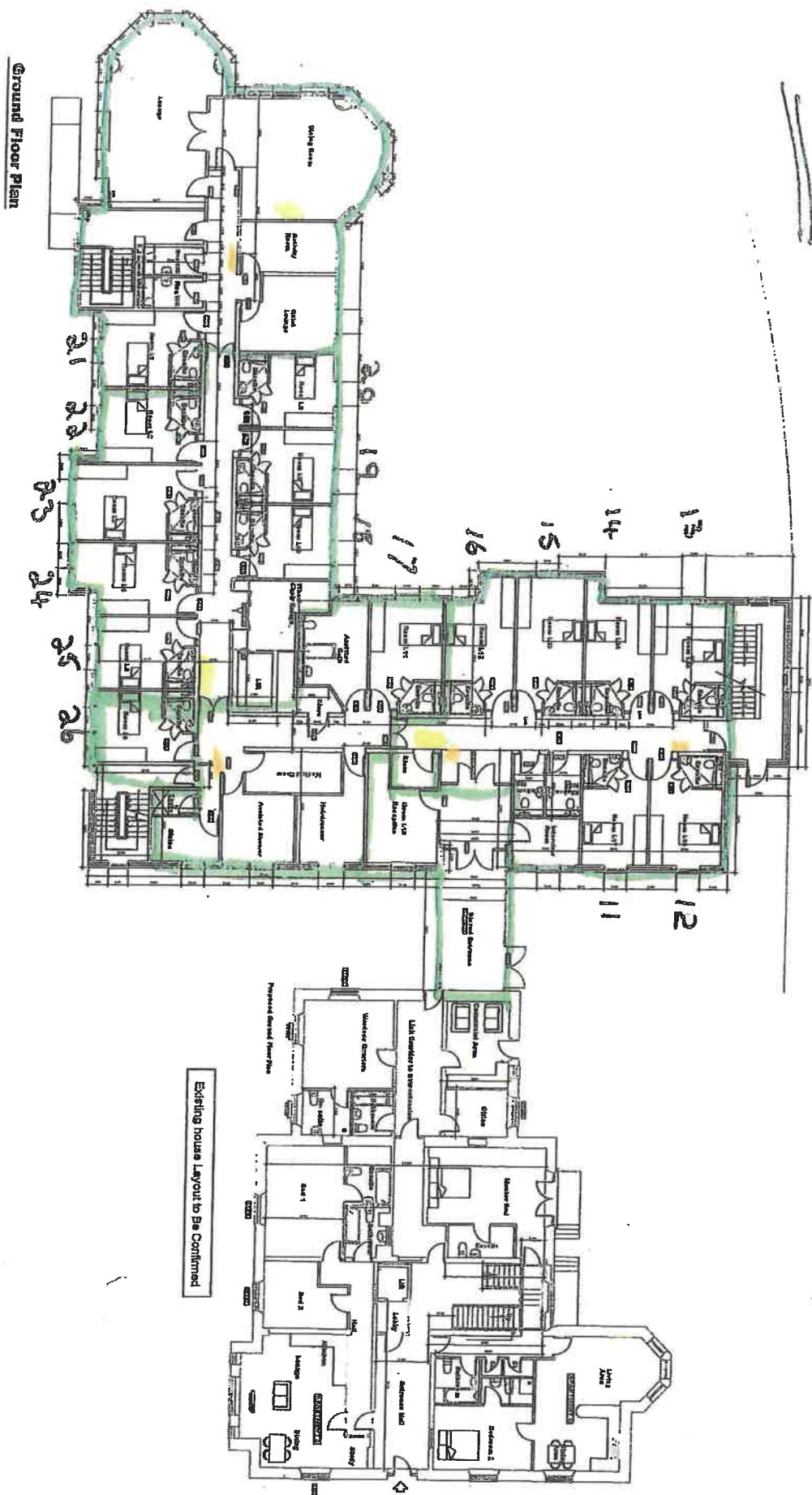
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2	Issue for construction	10/10/10
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6	Issue for construction	10/10/10
7	Issue for construction	10/10/10
8	Issue for construction	10/10/10
9	Issue for construction	10/10/10
10	Issue for construction	10/10/10

**Mobis**  
 Mobis Design Services Ltd  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Project**  
 Proposed Development at  
 Occidence Mining Iconic  
 Refurbishment

**The**  
 Basement layout  
 (Advanced layout)

ASH



Ground Floor Plan

Activation point  
Extinguisher/Blanket.

General Notes  
1. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
2. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
3. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
4. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
5. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
6. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
7. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
8. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
9. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
10. The drawings are to be read in conjunction with the Bill of Materials and the Specification.

Project No: 12008/UBSV1/Sheffieldshire

Issued: 12/08/12

Notes:  
1. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
2. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
3. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
4. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
5. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
6. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
7. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
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9. The drawings are to be read in conjunction with the Bill of Materials and the Specification.  
10. The drawings are to be read in conjunction with the Bill of Materials and the Specification.

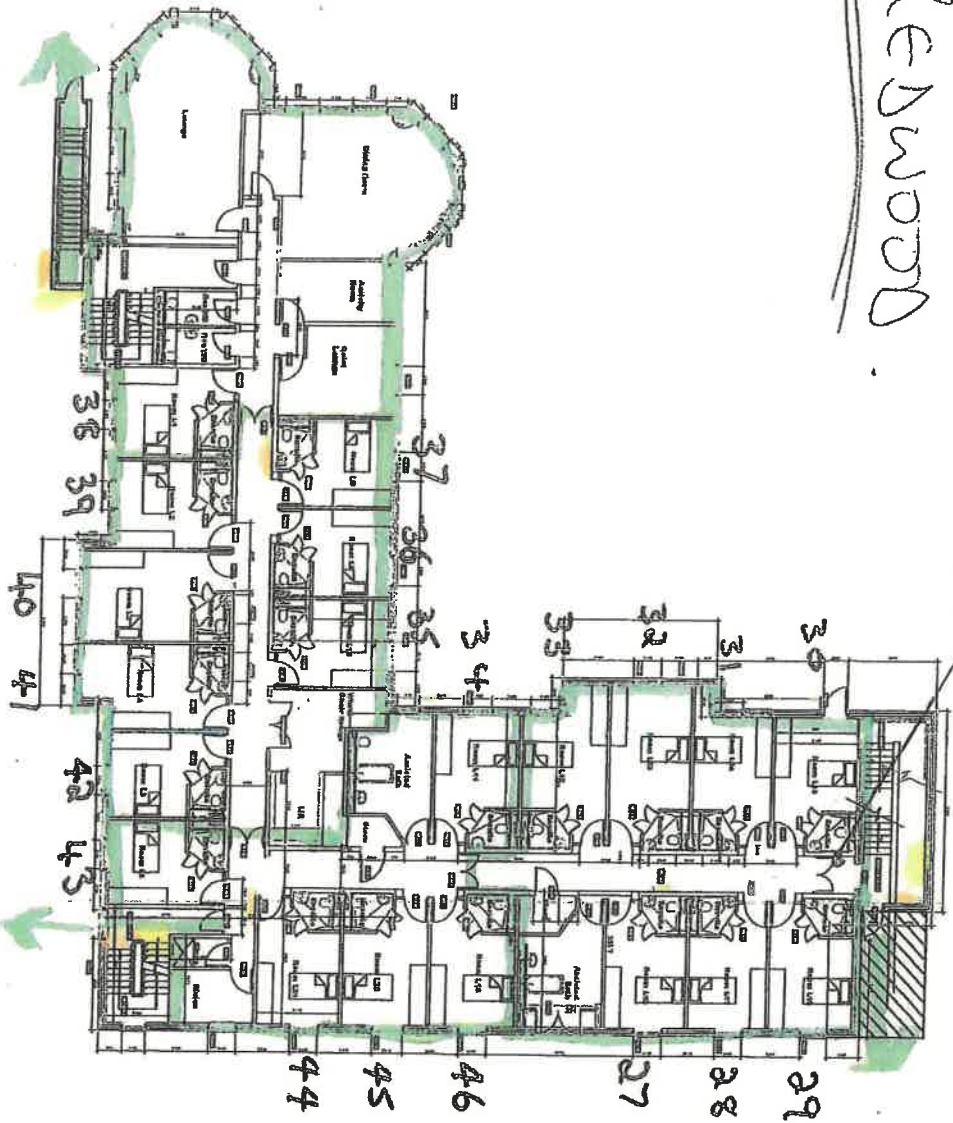
Rev	Description	Date
1	Issue for tender	12/08/12
2	Issue for construction	12/08/12
3	Issue for completion	12/08/12

**Morphy Design Services Ltd**  
 Project: Proposed Development at  
 (Address)  
 (Address)  
 (Address)

Task	Start	End	Status
Ground Floor Layout (Approved Layout)	12/08/12	12/08/12	Complete
12008/UBSV1	12/08/12	12/08/12	Complete

Redwood

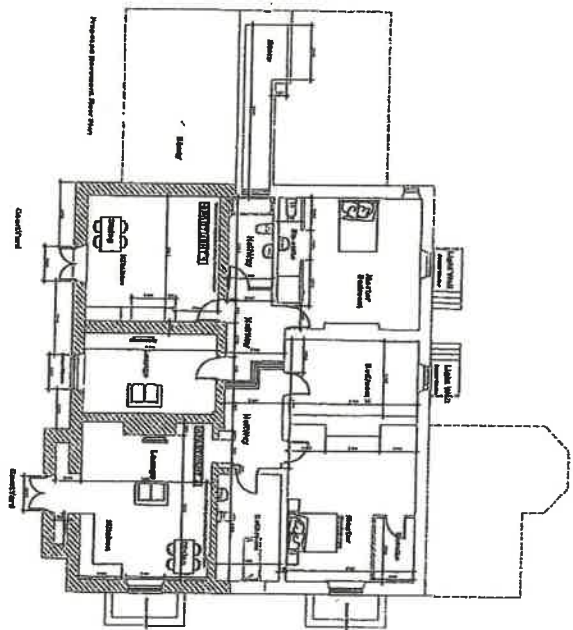
Device 4-0



Lower Ground Floor Plan

Activation point  
 Extinguisher/blowers

Existing house layout to be confirmed



**Contract Notes**  
 1. The drawings are to be read in conjunction with the Contract Documents.  
 2. The drawings are to be read in conjunction with the Contract Documents.  
 3. The drawings are to be read in conjunction with the Contract Documents.  
 4. The drawings are to be read in conjunction with the Contract Documents.  
 5. The drawings are to be read in conjunction with the Contract Documents.  
 6. The drawings are to be read in conjunction with the Contract Documents.  
 7. The drawings are to be read in conjunction with the Contract Documents.  
 8. The drawings are to be read in conjunction with the Contract Documents.  
 9. The drawings are to be read in conjunction with the Contract Documents.  
 10. The drawings are to be read in conjunction with the Contract Documents.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	12/15/2011
2	ISSUED FOR PERMIT	12/15/2011
3	ISSUED FOR PERMIT	12/15/2011
4	ISSUED FOR PERMIT	12/15/2011
5	ISSUED FOR PERMIT	12/15/2011
6	ISSUED FOR PERMIT	12/15/2011
7	ISSUED FOR PERMIT	12/15/2011
8	ISSUED FOR PERMIT	12/15/2011
9	ISSUED FOR PERMIT	12/15/2011
10	ISSUED FOR PERMIT	12/15/2011

**Project**  
 Proposed Development of  
 Calabasas Meeting Home  
 (KORF00001)

**The** Lower Ground Floor Layout  
 (Addendum Layout)

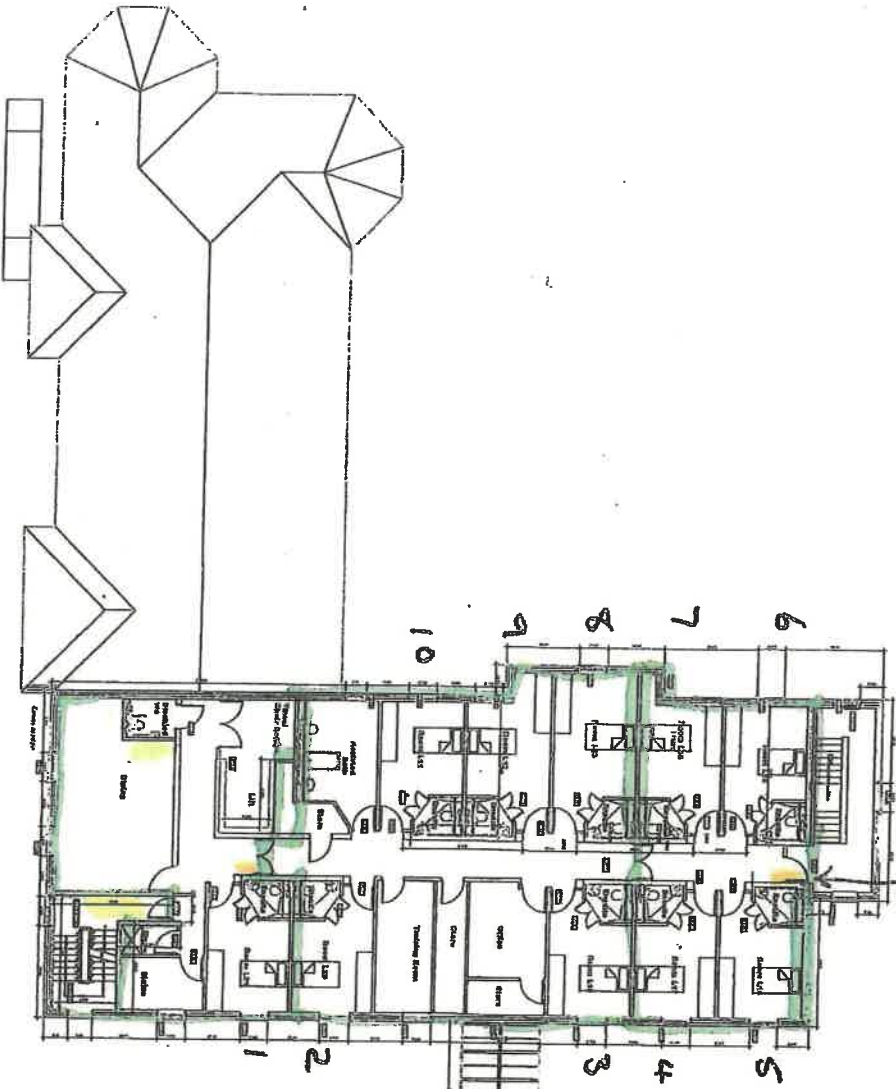
**MDS**  
 Morrison Design Services Ltd  
 20177th Street, Suite 100  
 Irvine, CA 92614  
 Tel: 949.453.4400  
 Fax: 949.453.4401  
 www.mdsdesign.com

CEDAR.



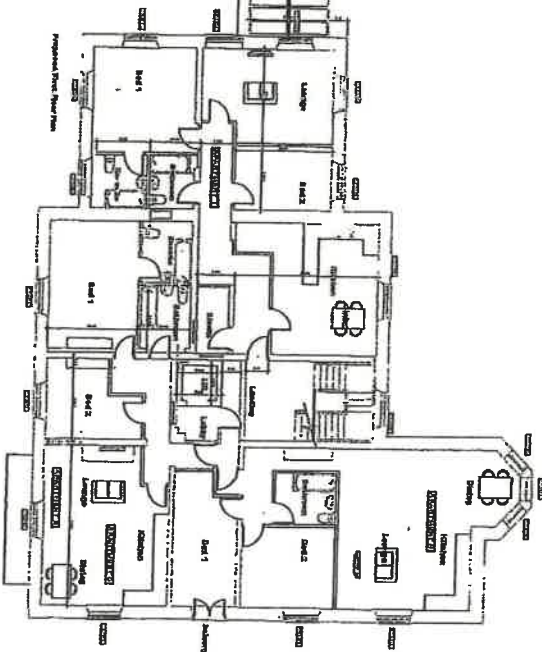
First Floor Plan

Activation point  
Extinguisher/blanket.



4L

Existing house layout to be confirmed



**General Notes**  
 1. The information on this drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by the client.  
 3. The architect is not responsible for the accuracy of the information provided by the client.  
 4. The architect is not responsible for the accuracy of the information provided by the client.  
 5. The architect is not responsible for the accuracy of the information provided by the client.

**Notes**  
 1. The information on this drawing is for the use of the client and is not to be used for any other purpose without the written consent of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by the client.  
 3. The architect is not responsible for the accuracy of the information provided by the client.  
 4. The architect is not responsible for the accuracy of the information provided by the client.  
 5. The architect is not responsible for the accuracy of the information provided by the client.

Rev	Date	Description
1		Issue for information
2		Issue for information
3		Issue for information
4		Issue for information
5		Issue for information
6		Issue for information
7		Issue for information
8		Issue for information
9		Issue for information
10		Issue for information

**Mentor Design Services Ltd**  
 100, The Quadrant, London, W1A 1AA  
 Tel: 020 7493 8000  
 Fax: 020 7493 8001  
 Email: info@mentor-design.com

**Project**  
 Proposed Development of  
 Kensington  
 Kensington

**The First Floor Layout**  
 (As shown on page 1)

Rev	Date	By	Check	Appr
1	11/11/11	MM	MM	MM
2				
3				
4				
5				
6				
7				
8				
9				
10				



**EXHIBIT 4 – THE STATUTORY DECLARATION OF MR MARTIN CREGAN (DIRECTOR AND OPERATOR OF THE CARE HOME)**

DATE 19 FEBRUARY 2026

---

**STATUTORY DECLARATION**

**of**

**Mr Matthew Creegan**

**Relating to a Certificate of lawfulness Application at:**

**Croftlands Care Home, Kirkburton**

---

I am Matthew Creegan of 407 Oakwood Lane, Leeds LS8 3LF and I am a director of Croft Care Group who own and operate the property known as Croftlands Care Home. The property has been in our ownership since 1993, and the care home has been in continual use since the site was redeveloped in 2013. The site comprises of the original 19<sup>th</sup> Century Georgian Gentleman's House, later converted to an elderly care home use, and the later addition of the extension granted by the Secretary of State in 2007.

A certificate of lawfulness is sought to confirm the legal stature of the form and use of both the original care home building, and the extension, identified on the accompanying location plan at Exhibit 1. To support this submission and to confirm the legal status of the buildings and their use I can confirm that I was directly involved throughout the build process for the extension and refurbishment of the original home and both buildings have remained in the same form, function and use since they were completed in 2013.

The original home was refurbished to provide 11 apartments for residents over the age of 55 although the approval granted 15 en-suite bedrooms to be run in the same manner as the extension. The building still provides an element of care although varies from the approval and this was solely in response to market demand at the time of construction compared to when the application was original made in 1997.

In terms of the extension, we were guided by our builders on the finish and who also identified efficiencies due to the changing landform and who managed to provide additional accommodation without increasing the height of the building to that which was approved. In addition, the detail of the window and door openings on the extension are different to the approved plans although still remain in keeping with the building and presents the same general appearance and form to the approved scheme.

Despite, the building differing in the number of approved beds to that which was approved, the total 55 bed care home, as originally envisaged exists, but now solely in the extension. The 11 over 55's apartments are different to the approved development, but the form and external appearance of the original building has not changed.

Upon completion in 2013, the extension was registered with the Care Standards Commission as a 55 bed care home and this remains the case to date.

It is my firm declaration that a legal use for Croftlands Care Home has been duly established on the basis that the buildings and activities on the site have remained for a period of more than 10 years without encumbrance. Therefore, it is my understanding that this continues a

legally established use and it should follow that a certificate of lawfulness should be granted on this basis.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

Signed by MATTHEW CREEGAN )  
Declared at Cleckheaton )  
In the county of West Yorkshire )  
This 19<sup>th</sup> )  
Day of February 2026 )



Before me

Solicitor



JAMES SHINGLETON  
SOLICITOR  
BREARLEY SOLICITORS  
46 AND 48 CHEAPSIDE  
CLECKHEATON  
3D19 5AF

**EXHIBIT 5 – THE STATUTORY DECLARATION OF MS KELLY DIXON (A WORKER AT THE HOME FOR NEARLY 20 YEARS)**

DATE **19 FEBRUARY 2026**

---

**STATUTORY DECLARATION**

of

**Kelly Dixon**

**Relating to a Certificate of lawfulness Application at:**

**Croftlands Care Home, Kirkburton**

---

I am Kelly Dixon of 75 Longley Road Huddersfield HD5 8JN and I have worked for Croft Care Group who own and operate the property known as Croftlands Care Home since 1999

In my time at Croftlands Care Home I have worked in capacity as a Carer, Senior Carer and company trainer, and have been present on site throughout my time of employment. I can confirm that when I began working at the property the extension was newly constructed and I was part of preparation team in anticipation of re-opening. The buildings always provided a total of 55 beds over 3-4 floors. The original home building was converted into 11 apartments for the over 55's at the same time that the extension was built and has remained in this use since.

To my knowledge the original buildings and the extension have remained unchanged since the refurbishment and extension works were completed around 2013, barring refurbishment and minor upgrades. The uses of both buildings has also remained unchanged and continuous throughout the period I have worked at the property.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

Signed by KELLY DIXON )  
Declared at Cleckheaton )  
In the county of West Yorkshire )  
This 19th )  
Day of February 2026 )



Before me

Solicitor



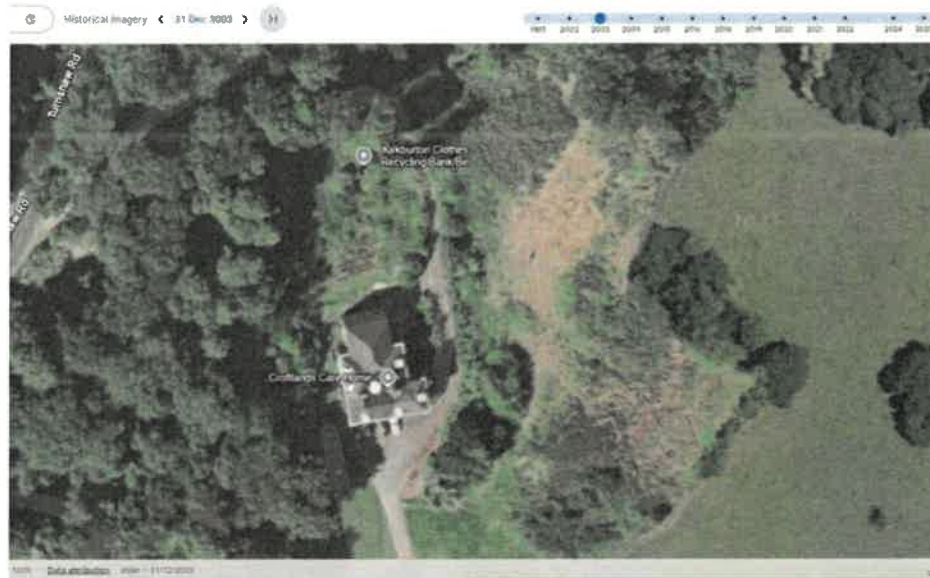
JAMES SHINGLETON  
SOLICITOR  
BREARLEY & SOLICITORS  
46 AND 47 CHEAPSIDE  
CLECKHEATON  
SD19 6AF



**EXHIBIT 6 – HISTORICAL DATED AERIAL PHOTOGRAPHS**

# Croftlands – Historical Aerial Images

Pre-development 2003



Under Construction 2009



2009 image showing extension (in red) and original care home (in yellow)

Complete and operational – 2014 to 2015

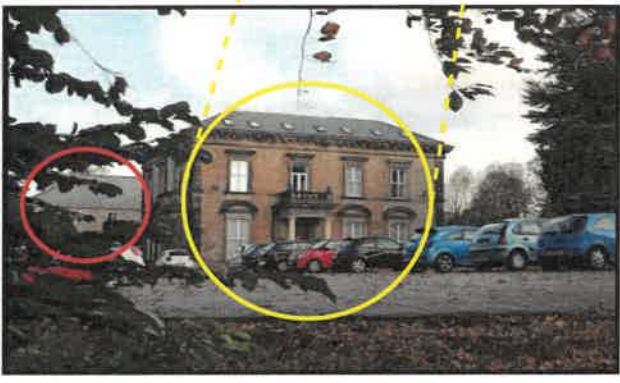
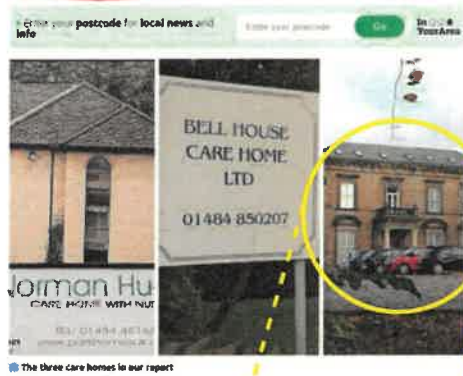


## Squalid conditions in Huddersfield care homes which broke promise to improve

Huddersfield care homes break promise to improve as regulator reveals three under watchdog enforcement action

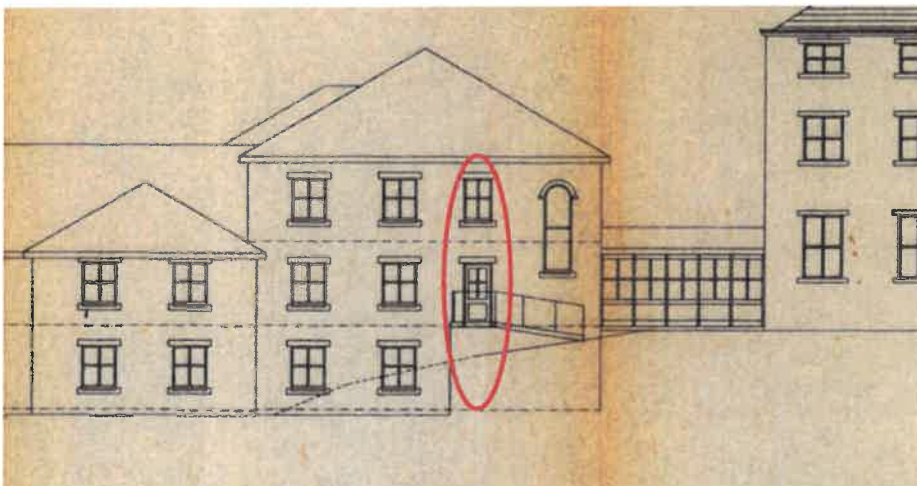
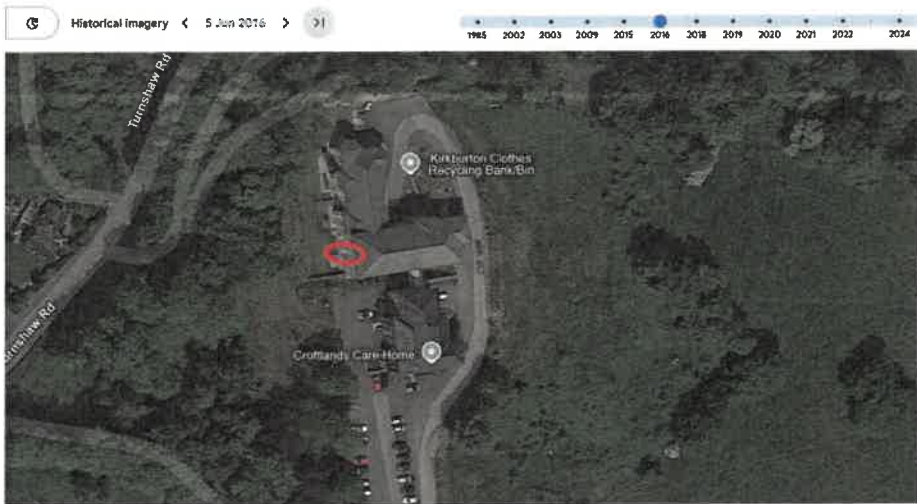
By Mick Longman  
17:29, 29 OCT 2014 | 699A158 | 17:30, 30 OCT 2014

Bookmark



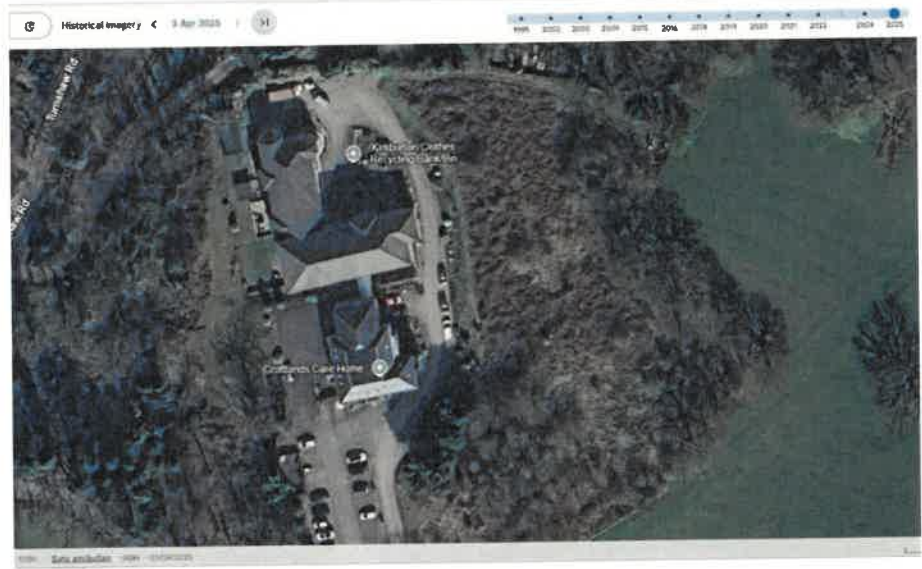
2014 image showing extension (in red) completed

Comparison against approved plans – 2016



Operational – Selected 2018 to 2025







**EXHIBIT 7 – A RECORD OF INSPECTIONS UNDERTAKEN BY THE CARE QUALITY COMMISSION SINCE 2012**

# Review of compliance

**Croft Care Homes Limited**  
**Croftland Care Home with Nursing**

<b>Region:</b>	Yorkshire & Humberside
<b>Location address:</b>	Turnshaw Road Kirkburton Huddersfield West Yorkshire HD8 0TH
<b>Type of service:</b>	Care home service with nursing
<b>Date of Publication:</b>	May 2012
<b>Overview of the service:</b>	Croftlands Care Home situated on the edge of the village of Kirkburton, near Huddersfield is part of Croft Care Group a family owned group of companies. The home provides nursing, residential and respite care for up to 55 older people. At the time of our visit, approximately 39 people were receiving care services on a permanent basis. The accommodation throughout the

home is modern design.

# Review of compliance

**Croft Care Homes Limited**  
**Croftland Care Home with Nursing**

<b>Region:</b>	Yorkshire & Humberside
<b>Location address:</b>	Turnshaw Road Kirkburton Huddersfield West Yorkshire HD8 0TH
<b>Type of service:</b>	Care home service with nursing
<b>Date of Publication:</b>	August 2012
<b>Overview of the service:</b>	Croftlands Care Home situated on the edge of the village of Kirkburton, near Huddersfield is part of Croft Care Group a family owned group of care home. The home provides nursing, residential and respite care for up to 55 older people. The accommodation throughout the home is of modern design and the home was registered on the 01 October 2010.

***We are the regulator:*** Our job is to check whether hospitals, care homes and care services are meeting essential standards.

## Croftland Care Home with Nursing

Turnshaw Road, Kirkburton, Huddersfield, HD8  
0TH

Tel: 01484604864

Date of Inspection: 11 February 2013

Date of Publication: March  
2013

We inspected the following standards in response to concerns that standards weren't being met. This is what we found:

**Care and welfare of people who use services**

✘ Action needed

**Cleanliness and infection control**

✔ Met this standard

## Details about this location

Registered Provider	Croft Care Homes Limited
Registered Manager	Mrs. Michelle Rathbone
Overview of the service	Croftland Care Home with Nursing is part of Croft Care Group. The home provides nursing, residential and respite care for up to 55 older people. The service was registered on the 01 October 2010.
Type of service	Care home service with nursing
Regulated activity	Accommodation for persons who require nursing or personal care

*We are the regulator: Our job is to check whether hospitals, care homes and care services are meeting essential standards.*

## Croftland Care Home with Nursing







Turnshaw Road, Kirkburton, Huddersfield, HD8  
0TH

Tel: 01484604864

Date of Inspection: 29 May 2013

Date of Publication: August  
2013

We inspected the following standards as part of a routine inspection. This is what we found:

<b>Consent to care and treatment</b>	 Action needed
<b>Care and welfare of people who use services</b>	 Met this standard
<b>Management of medicines</b>	 Action needed
<b>Requirements relating to workers</b>	 Met this standard
<b>Assessing and monitoring the quality of service provision</b>	 Action needed
<b>Records</b>	 Action needed

## Details about this location

Registered Provider	Croft Care Homes Limited
Overview of the service	Croftland Care Home with Nursing is part of Croft Care Group. The home provides nursing, residential and respite care for up to 55 older people. The service was registered on the 01 October 2010.
Type of service	Care home service with nursing
Regulated activity	Accommodation for persons who require nursing or personal care

*We are the regulator: Our job is to check whether hospitals, care homes and care services are meeting essential standards.*

## Croftland Care Home with Nursing

Turnshaw Road, Kirkburton, Huddersfield, HD8  
0TH

Tel: 01484604864

Date of Inspections: 06 December 2013  
03 December 2013

Date of Publication: January  
2014

We inspected the following standards to check that action had been taken to meet them. This is what we found:

**Consent to care and treatment**

 Action needed

**Management of medicines**

 Enforcement action  
taken

**Assessing and monitoring the quality of service  
provision**

 Met this standard

**Records**

 Met this standard

## Details about this location

Registered Provider	Croft Care Homes Limited
Overview of the service	Croftland Care Home with Nursing is part of Croft Care Group. The home provides nursing, residential and respite care for up to 55 older people. The service was registered on the 01 October 2010.
Type of service	Care home service with nursing
Regulated activity	Accommodation for persons who require nursing or personal care

**We are the regulator:** Our job is to check whether hospitals, care homes and care services are meeting essential standards.

## Croftland Care Home with Nursing








Turnshaw Road, Kirkburton, Huddersfield, HD8  
0TH

Tel: 01484604864

Date of Inspections: 01 May 2014  
23 April 2014

Date of Publication: August  
2014

We inspected the following standards to check that action had been taken to meet them. This is what we found:

<b>Consent to care and treatment</b>	 Action needed
<b>Care and welfare of people who use services</b>	 Enforcement action taken
<b>Meeting nutritional needs</b>	 Action needed
<b>Management of medicines</b>	 Enforcement action taken
<b>Staffing</b>	 Action needed
<b>Assessing and monitoring the quality of service provision</b>	 Action needed
<b>Records</b>	 Action needed

## Details about this location

Registered Provider	Croft Care Homes Limited
Overview of the service	Croftland Care Home with Nursing is part of Croft Care Group. The home provides nursing, residential and respite care for up to 55 older people. The service was registered on the 01 October 2010.
Type of service	Care home service with nursing
Regulated activity	Accommodation for persons who require nursing or personal care

# Croft Care Homes Limited

## Croftland Care home

### Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
HD8 0TH  
Tel: 01484 604864  
Website:

Date of inspection visit: 14 and 20 October 2014  
Date of publication: 16/03/2015

### Ratings

#### Overall rating for this service

Inadequate 

Is the service safe?

**Inadequate** 

Is the service effective?

**Inadequate** 

Is the service caring?

**Requires Improvement** 

Is the service responsive?

**Requires Improvement** 

Is the service well-led?

**Requires Improvement** 

### Overall summary

The inspection of Croftland Care Home with Nursing took place on 14 October 2014 and was unannounced. We also visited a second time on 20 October 2014, this visit was announced. We previously inspected the service on 23 April and 1 May 2014 and, at that time; we found the provider was not meeting the regulations relating to consent to care and treatment, care and welfare of people who use services, meeting nutritional needs, staffing and records. We asked the provider to make

improvements. The provider sent us an action plan telling us what they were going to do to make sure they were meeting the regulations. On this visit we checked to see if improvements had been made.

Croftland Care Home is a nursing home currently providing care for up to a maximum of 55 older people. The home has four distinct units providing care and support for people with nursing and residential needs including people who are living with dementia.

The service has a manager in place however; they are not yet registered with the Care Quality Commission. The

Croft Carehomes Limited

# Croftland Care Home with Nursing

## Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
HD8 0TH  
Tel: 01484 604864

Date of inspection visit: 27 and 31 July, 3 August  
2015

Date of publication: 06/10/2015

### Ratings

#### Overall rating for this service

Requires improvement 

Is the service safe?

Requires improvement 

Is the service effective?

Requires improvement 

Is the service caring?

Good 

Is the service responsive?

Requires improvement 

Is the service well-led?

Good 

### Overall summary

The inspection of Croftland Care Home with Nursing took place on 27 July 2015 and was unannounced. We also visited a second time on 31 July and 3 August 2015, both of these visits were announced. We previously inspected the service on 14 and 20 October 2014 and, at that time; we found the registered provider was not meeting the regulations relating to staffing, requirements relating to workers, supporting staff, consent to care and treatment, management of medicines and assessing and monitoring

the quality of service provided. We asked the registered provider to make improvements. The registered provider sent us an action plan telling us what they were going to do to make sure they were meeting the regulations. On this visit we checked to see if improvements had been made.

Croftland Care Home is a nursing home currently providing care for up to a maximum of 55 older people.

Croft Carehomes Limited

# Croftland Care Home with Nursing

## Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
West Yorkshire  
HD8 0TH

Tel: 01484604864

Date of inspection visit:  
23 May 2017  
30 May 2017

Date of publication:  
15 November 2017

### Ratings

Overall rating for this service

Requires Improvement 

Is the service safe?

**Requires Improvement** 

Is the service effective?

**Requires Improvement** 

Is the service caring?

**Good** 

Is the service responsive?

**Good** 

Is the service well-led?

**Requires Improvement** 

Croft Carehomes Limited

# Croftland Care Home with Nursing

## Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
West Yorkshire  
HD8 0TH

Tel: 01484604864

Date of inspection visit:  
29 October 2018  
07 November 2018

Date of publication:  
14 January 2019

### Ratings

Overall rating for this service

Requires Improvement 

Is the service safe?

**Requires Improvement** 

Is the service effective?

**Requires Improvement** 

Is the service caring?

**Good** 

Is the service responsive?

**Requires Improvement** 

Is the service well-led?

**Requires Improvement** 

Croft Carehomes Limited

# Croftland Care Home with Nursing

## Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
West Yorkshire  
HD8 0TH

Tel: 01484604864

Date of inspection visit:

06 January 2020

07 January 2020

Date of publication:

03 February 2020

## Ratings

Overall rating for this service

Good 

Is the service safe?

Good 

Is the service effective?

Good 

Is the service caring?

Good 

Is the service responsive?

Good 

Is the service well-led?

Good 

Croft Carehomes Limited

# Croftland Care Home with Nursing

## Inspection report

Turnshaw Road  
Kirkburton  
Huddersfield  
West Yorkshire  
HD8 0TH

Tel: 01484604864

Date of inspection visit:  
15 December 2020

Date of publication:  
21 December 2020

## Ratings

Overall rating for this service

Inspected but not rated

Is the service safe?

**Inspected but not rated**



# Croftland Care Home with Nursing

Overall: Good

Turnshaw Road, Kirkburton, Huddersfield, West Yorkshire, HD8 0TH (01484) 604864  
Provided and run by: [Croft Carehomes Limited](#)

## [Overview](#)

[Latest inspection summary](#)

[All inspection reports and timeline](#)

[Registration details](#)

[Map and contact details](#)

[Get alerts when we inspect](#)

[Give feedback on care at this service](#)

[About your profile page](#)

[Ratings posters and widgets](#)

## Overview

Latest inspection: 15 December 2020    Report published: 18 December 2020  
Latest review: 6 July 2023

Safe

[Good](#)

Effective

[Good](#)

Caring

[Good](#)

Responsive

[Good](#)

Well-led

[Good](#)



**EXHIBIT 8 – RECORDS OF THE LETTING OF THE APARTMENTS BY CORNERSTONES  
ESTATE AGENTS**



Mr Martin Creegan  
Carnegie House, 31,  
Castleford Road  
Normanton,  
WF6 2DP

11/11/2025

To who is may concern,

Re: Letting agent conformation – The Manor House Apartments, Kirkburton

The letter is to confirm that Cornerstone by Reloc8 has acted as the appointed letting agent for The Manor House Apartments, located at Turnshaw Road, Kirkbrton, Huddersfield HD8 0TF, since February 2013.

As the agent, we have been responsible for the letting and for the 11 apartments in the property throughout this period. They have proved to be popular lets for the over 55 years olds. They remain in good condition and the number and configuration of the apartments has remained unchanged over this time.

Should you require any further details or verification please do not hesitate to get in touch

Yours faithfully

A handwritten signature in black ink, appearing to read 'Laura Kaszynska'.

Laura Kaszynska  
Operations Manger

**Cornerstone by Reloc8 17 Paul Lane, Flockton Moor, WF4 4BP**

Cornerstone by Reloc8 is a trading style of Yorkshire's Finest Homes LTD.

Company Registration Number 14103087

Huddersfield 01484 428 336

[info@cornerstoneea.co.uk](mailto:info@cornerstoneea.co.uk)

[www.cornerstoneea.co.uk](http://www.cornerstoneea.co.uk)





**cornerstone**  
ESTATE AGENTS

Turnshaw Road  
Kirkburton,



## The Manor House, Apartment 5 Kirkburton,

RENT £650 pcm / BOND £750

THE MANOR HOUSE IS A FINE PERIOD PROPERTY WHICH HAS BEEN CAREFULLY RESTORED AND ADAPTED INTO 11 LUXURY APARTMENTS EXCLUSIVELY FOR THOSE AGED 55 AND OVER. ENJOYING A MAJESTIC SETTING IN ITS OWN GROUNDS EXTENDING TO OVER 5 ACRES WITH A MIXTURE OF PRIVATE WOODLAND, A MEADOW AS WELL AS LANDSCAPED GARDEN AREA ALLOWING THE OUTDOORS TO BE ENJOYED WITHOUT ANY MAINTENANCE. THE HIGHLY REGARDED VILLAGE CENTRE OF KIRKBURTON IS ONLY A SHORT DISTANCE AWAY WITH A GREAT VARIETY OF AMENITIES.

The Accommodation Appointed to a high standard each self contained apartment benefits from spacious rooms and modern fittings throughout. Each floor benefits from a newly installed lift and on site numerous care and domestic services will be made available to the residents of the Manor House. The floor plans and site plan give additional detail and any further enquiries should be directed to Cornerstone Estate Agents at the

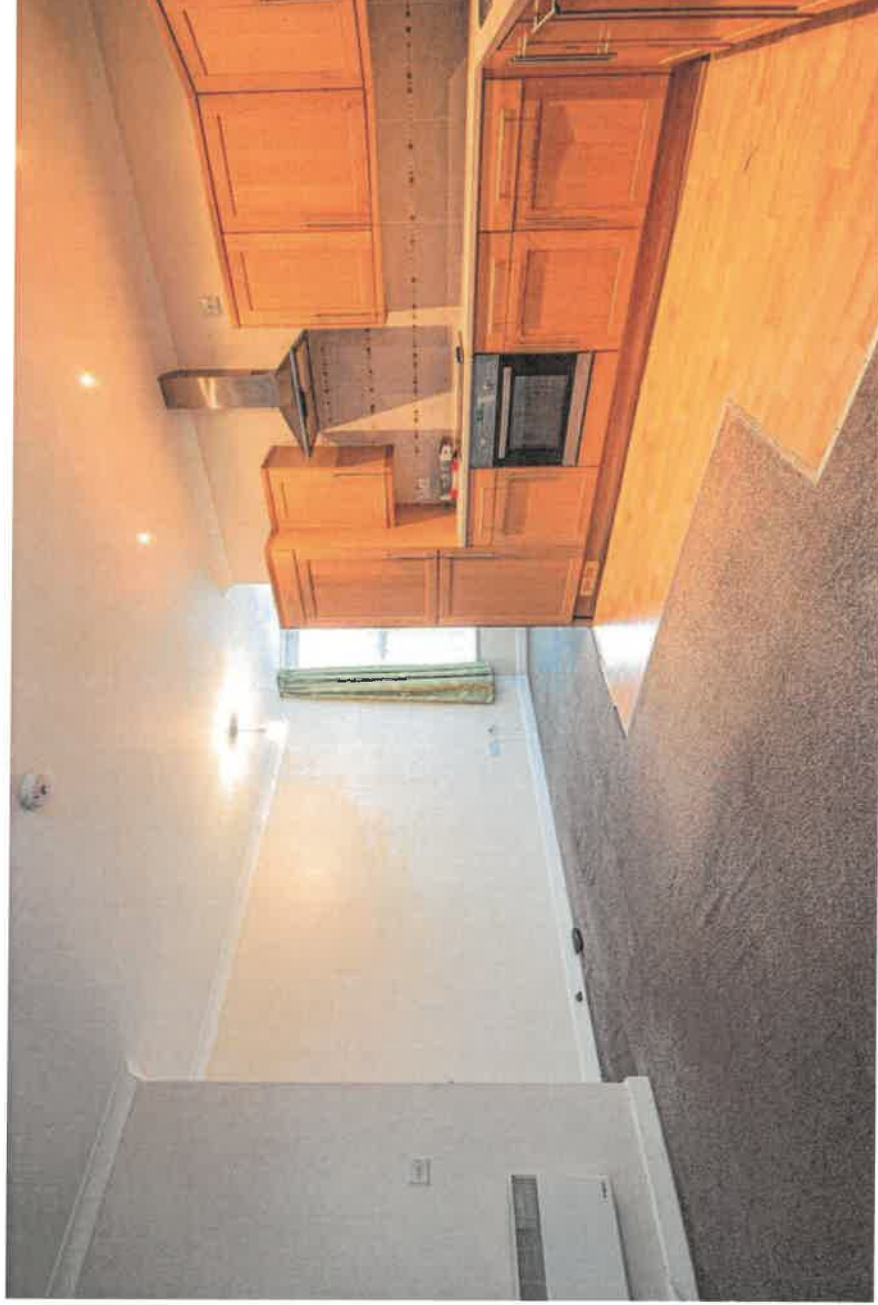
Kirkburton office.

Bedroom 2 12' 11" x 8' 11" (3.94m x 2.72m) approx. Bedroom 2 benefiting from small cloaks facilities.

Bathroom Benefiting from a bath with shower over, W.C. and a wash hand basin.

Master Bedroom 18' 4" x 9' 4" (5.59m x 2.84m) approx. Master bedroom with ensuite facilities.

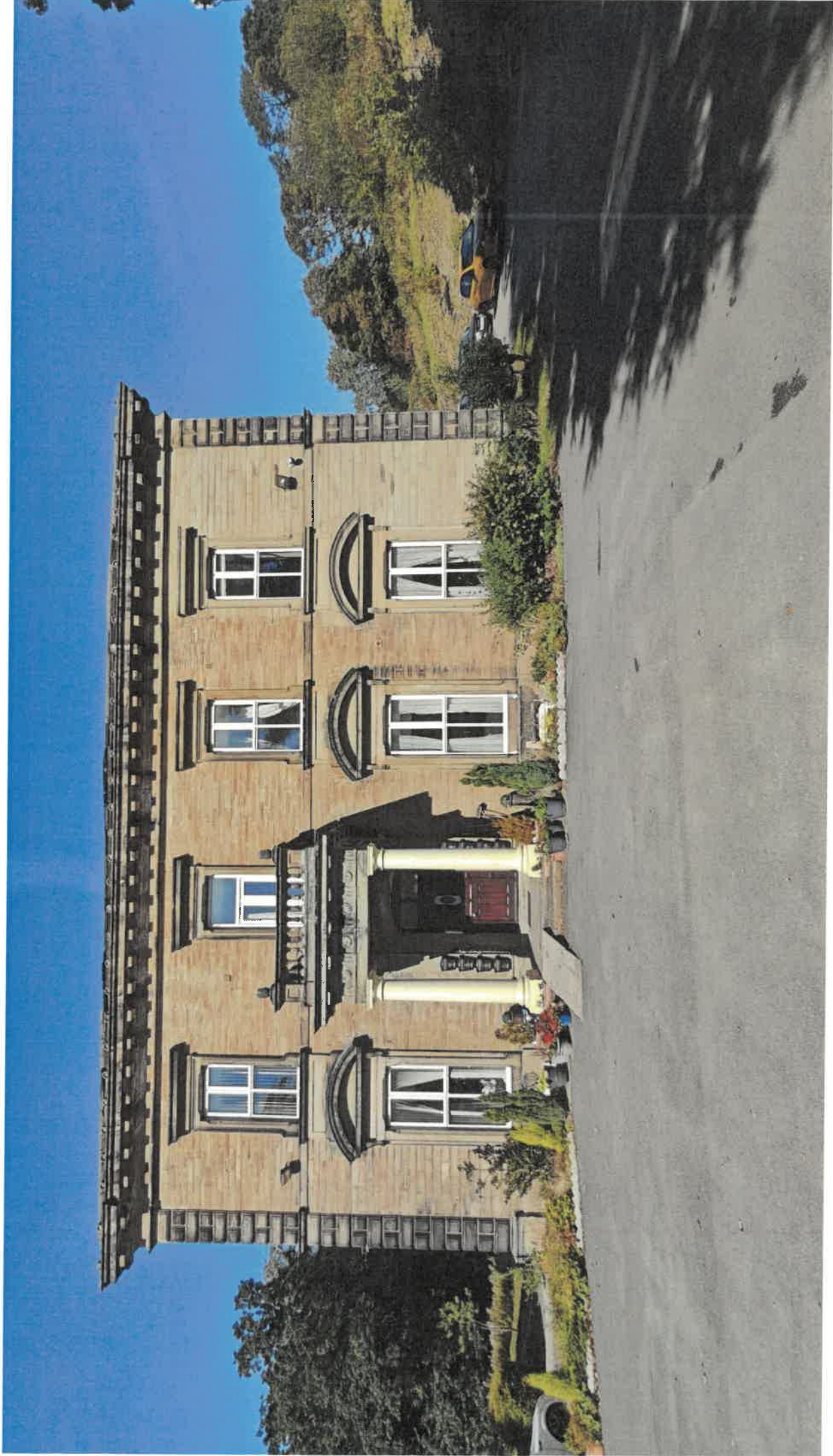
Location The charming semi rural village of Kirkburton is located in a conservation area which enjoys varied amenities including a post office, library, bus stops, restaurants, pubs and numerous shops and hairdressers including butchers, bakers and mini supermarket. Surrounded by open rolling countryside providing access to a network of public footpaths to explore the great outdoors.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	62   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





**cornerstone**  
ESTATE AGENTS

Turnshaw Road  
Kirkburton, Huddersfield



## The Manor House

Kirkburton, Huddersfield

RENT £650 pcm / BOND £750

EXCLUSIVE FOR OVER 55'S ONLY!!

THE MANOR HOUSE IS A FINE PERIOD PROPERTY WHICH HAS JUST BEEN CAREFULLY RESTORED AND ADAPTED INTO 11 LUXURY APARTMENTS. ENJOYING A MAJESTIC SETTING IN ITS OWN GROUNDS EXTENDING TO OVER 5 ACRES WITH A MIXTURE OF PRIVATE WOODLAND, A MEADOW AS WELL AS LANDSCAPED GARDEN AREA ALLOWING THE OUTDOORS TO BE ENJOYED WITHOUT ANY MAINTENANCE. THE HIGHLY REGARDED VILLAGE CENTRE OF KIRKBURTON IS ONLY A SHORT WALK AWAY WITH A GREAT VARIETY OF AMENITIES.

The Accommodation 23ft 2" x 17' 7" (living space approx) Appointed to a high standard each self contained apartment benefits from spacious rooms and modern fittings throughout. Each floor benefits from an installed lift and on site numerous care and domestic services will be made available to the residents of the Manor House. The floor plans and site plan give additional detail and any further enquiries should be directed to Cornerstone Estate Agents at the Kirkburton office.

**Location** The charming semi rural village of Kirkburton is located in a conservation area which enjoys varied amenities including a post office, library, bus stops, restaurants, pubs and numerous shops and hairdressers including butchers, bakers and mini supermarket. Surrounded by open rolling countryside providing access to a network of public footpaths to explore the great outdoors .



## AGENT NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) **MONEY LAUNDERING REGULATIONS** – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

