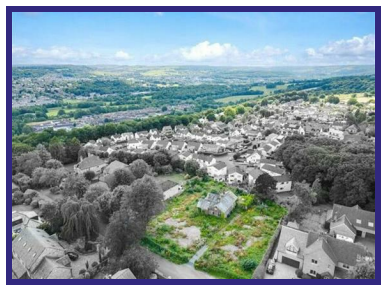
4 Upper Piccadilly
Bradford
BD1 3PQ
Tel: 01274 731217
Email: sales@sharpesauctions.co.uk



Westwood Stubbings Road
Baildon, BD17 5DZ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH NOVEMBER 2025 AT 12PM. ATTENTION BUILDERS/DEVELOPERS- A **SUPERB OPPORUNITY** TO ACQUIRE A DETACHED PROPERTY ON A PARCEL PARCEL OF LAND ON ONE OF THE MOST EXCLUSIVE STREETS IN BAILDON, MEASURING APPROX 0.63 OF AN ACRE, IDEAL FOR RESIDENTIAL DEVELOPMENT STPP. Any interested parties are advised to make their own enquiries with Bradford Council.

EPC- TBC
Tenure- Freehold
Council Tax- G

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 6TH NOVEMBER 2025**
- **DETACHED PROPERTY ON A 0.63 OF AN ACRE OF FREEHOLD LAND**
- **SUCH A RARE DEVELOPMENT OPPORTUNITY**
- **ATTENTION BUILDERS/ DEVELOPERS**
- **ONE OF THE MOST PRESTIGIOUS STREETS IN BAILDON**
- **EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX G**

Auction Guide Price - £575,000

Westwood Stubbings Road
Baildon, BD17 5DZ

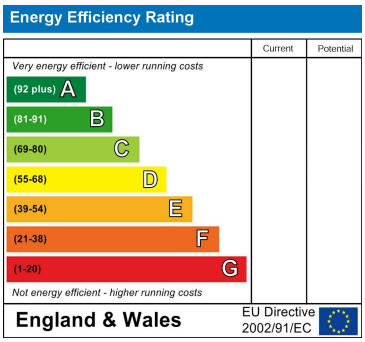
Auction Guide Price - £575,000

Description
NO ONWARD CHAIN - An exciting opportunity for purchase this stone built detached bungalow situated within gardens extending to 0.65 acres in what is widely regarded as one of the most prestigious and sought after locations in Baildon. This may provide property developers an exciting opportunity to develop the site subject to obtaining planning permission. Early viewing is advised.

We are delighted to offer this rare to the market stone built detached bungalow situated in a large garden plot extending to 0.65 acres on Stubbings Road; a location which is widely regarded as one of the most prestigious and sought after in Baildon.

Although in need of complete refurbishment, this may provide a property developer an exciting opportunity to develop the existing house or the entire site subject to obtaining the relevant planning permissions.

The accommodation currently comprises: hallway; living room; dining room; kitchen; two bedrooms; bathroom; separate W.C.; access to loft room.



Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.

Please note: the sale of Westwood is unconditional and not subject to any planning permissions being granted.

Solicitors
Levi Solicitors
Ref: Ian Land

Brochure Prepared
15/10/2025

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.