



Building Plot

Grove Road | | Ilkley | LS29 9PQ

Offers in excess of £350,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

Building Plot

Grove Road |

Ilkley | LS29 9PQ

Offers in excess of £350,000

A RARE OPPORTUNITY TO ACQUIRE A SINGLE BUILDING PLOT IN A HIGHLY DESIRABLE RESIDENTIAL SETTING AND HAVING PLANNING CONSENT FOR AN IMAGINATIVELY DESIGNED 3/4 BEDROOMED DETACHED FAMILY HOME





Located within the Ilkley Conservation Area, this attractive single building plot, which is accessed directly from Parish Ghyll Drive, is offered for sale with the benefit of planning consent for a sizeable split level detached house. Imaginatively designed by local architects LARK, the proposed house incorporates a welcoming hallway with a cloakroom, a cosy sitting room and a superb open plan kitchen/living area with a utility room on the ground floor whilst at lower ground floor level there is a superb master bedroom suite with dressing and shower rooms en suite, 2 further bedrooms, a bathroom and a study/fourth bedroom.

The location is particularly convenient, tucked away in an established setting and within a comfortable walk of Ilkley town centre. The design incorporates a good sized garden and off road parking for three cars. The site incorporates a number of mature features and a moorland stream.

Ilkley is a particularly popular destination for Yorkshire homebuyers, attracted by the town's outstanding facilities, exceptional surroundings and easy commuter access to Leeds and Bradford. There is a proven demand for quality homes in the town.

PLOT SIZE

Approximately 690 square metres or 0.17 acres.

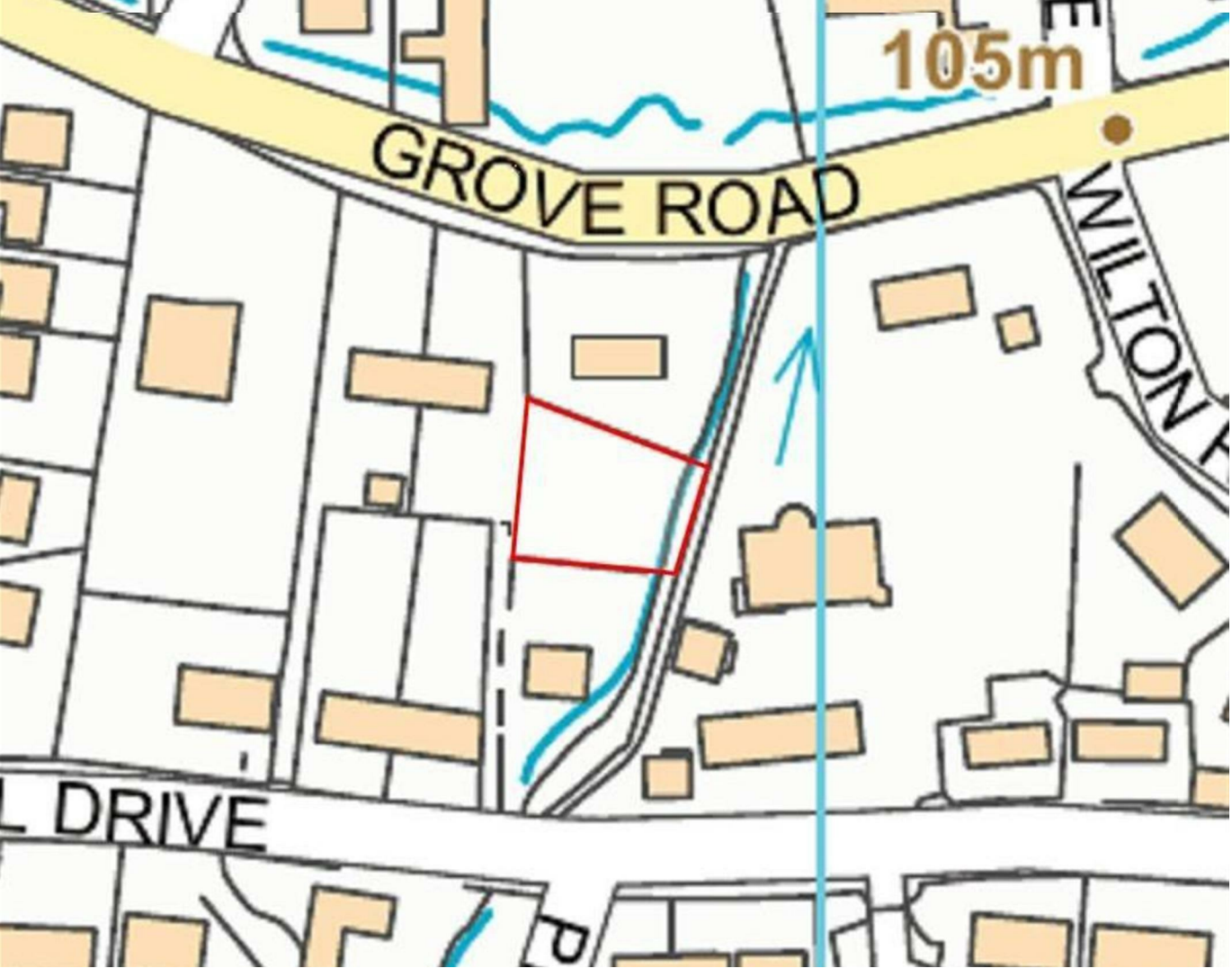
PLANNING

Planning consent for 'Construction of a detached, split-level dwelling' was granted on 30th September 2022. A copy of the approval notice is reproduced within these particulars. (Ref22/01597/FUL)

Copies of the plans and associated documents and reports can be found at: <https://www.bradford.gov.uk/planning-and-building-control/planning-applications/view-planning-applications/>

COMMUNITY INFRASTRUCTURE LEVY

The vendor has received a Community Infrastructure Levy (CIL) Liability Notice dated 4 October 2022 confirming a liability of £16,251.75. A copy of the notice is available on request from Tranmer White. Bradford Council has also confirmed that a Habitat Mitigation Fee of £375.61 has been paid in accordance with the requirements of strategic mitigation.



TITLE INSURANCE

The vendors have obtained title insurance relating to a historic restrictive covenant dating from 1920 from Liberty Legal Indemnities the benefits of which will pass to their successors in title (Policy Limit £1,000,000)

TENURE

The property is understood to be freehold.

CONDITIONS OF SALE

The property is sold subject to the following conditions:

1. The purchaser will be required to start building works within 6 months of completing the acquisition of the plot.
2. Once building works have started, construction works must be completed within 12 months.
3. The buyers will be required to reinstate the driveway to an acceptable condition following completion of building works.
4. The plot will be sold subject to a restrictive covenant limited use to a single dwelling.
5. The site is only to be developed in accordance with the approved plans dated 30 September 2022 unless any alterations are agreed in writing with the vendors.

VIEWING ARRANGEMENTS

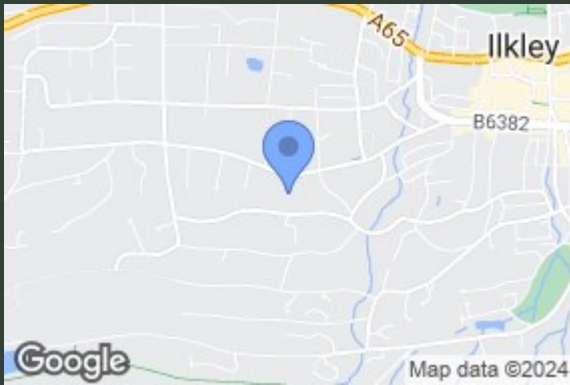
By prior appointment with Tranmer White.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

139 Bolling Road
 Ben Rhydding
 Ilkley
 West Yorkshire
 LS29 8PN
 01943 661141

ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>

Application No: 22/01597/FUL

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr John Whitaker
C/O Mr Darragh Davy-Burke
LARK Architects
Unit 10, The Crossings
Riparian Way
Cross Hills
Keighley
BD20 7BW**

GRANT OF PLANNING PERMISSION

Proposal: Construction of a detached, split-level dwelling
Location: 45 Grove Road Ilkley West Yorkshire LS29 9PQ
Applicant: Mr John Whitaker
Date Application Received: 7 April 2022
Date Application Valid: 26 April 2022

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:


1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Location Plan	01		7th Apr 2022
Existing Site Plan	02		7th Apr 2022
Proposed Floor Plans	04		7th Apr 2022
Sections	05		7th Apr 2022
Tree Protection Plan			29th Jun 2022

Date of Issue:
30 September
2022
SPO
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Chris Eaton, Interim Assistant Director
(Planning, Transportation and Highways)
Department of Place

GRFULZ

Proposed Site Plan	10		19th Aug 2022
Proposed Elevations	06	Rev A	28th Sep 2022

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

3. The development shall not begin, nor shall there be any demolition, site preparation or groundworks, nor shall any materials or machinery be brought on to the site, nor any works carried out to any trees that are to be retained until the tree protection fencing and other tree protection measures are installed in strict accordance with the details and positions shown on the submitted arboricultural report and associated drawings by Forest and Tree Consulting dated 29/06/2022.

The development shall not begin until the Local Planning Authority has inspected and given its written approval confirming that the agreed tree protection measures are in place in accordance with the submitted details.

Reason: To ensure that trees are adequately protected prior to development activity beginning on the site which would otherwise harm trees to the detriment of visual amenity. To accord with Policy EN5 of the Bradford Local Plan Core Strategy.

4. The approved and agreed tree protection measures shall remain in place, and shall not be moved, removed or altered for the duration of the development without the written consent of the Local Planning Authority. There shall also be no excavations, engineering or landscaping work, service runs, or installations, and no materials will be stored within any construction exclusion zones or tree protection areas without the written consent of the Local Planning Authority.

Reason: To ensure that trees are adequately protected during development activity on the site which would otherwise harm trees to the detriment of visual amenity. To accord with Policy EN5 of the Bradford Local Plan Core Strategy.

5. Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of the stone facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies EN3, DS1 and DS3 of the Core Strategy Development Plan Document.



GRFULZ

6. No piped discharge of foul or surface water shall take place from the development until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document

7. Notwithstanding details contained in the supporting information, the drainage works for the development shall not commence until full details and calculations of the proposed means of disposal of surface water drainage have been submitted to and approved in writing by the local planning authority.

These details shall be based on drainage principles that promote water efficiency and water quality improvements through the use of SUDS and green infrastructure to reduce the development's effect on the water environment.

The development shall thereafter only proceed in strict accordance with the approved drainage details.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

8. The development shall be drained using separate foul and surface water drainage systems.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

9. Before any part of the development hereby permitted is brought into use, the off-street car parking facility shall be constructed as per the details on the proposed site plan; drawing number 10. Received on 19th August 2022. This shall be constructed of porous materials, or made to direct run-off water from a hard surface to a permeable or porous area within the curtilage of the site, and laid out with a gradient no steeper than 1 in 15.

Reason: In the interests of amenity, flood risk and highway safety, and in accordance with Policies TR2 and EN7 of the Core Strategy Development Plan Document and the National Planning Policy Framework.



GRFULZ

10. Prior to the first occupation of the residential unit, Electric Vehicle Charging Point(s) shall be provided on the site to meet the minimum requirements (or equivalent) of the Bradford LES planning guidance. All charging points shall be marked clearly and permanently with their purpose and be retained fully operational as long as the development subsists.

Reason: To facilitate the uptake of low emission vehicles by staff and visitors and to reduce the emission impact of traffic arising from the development in line with the council's Low Emission Strategy and National Planning Policy Framework (NPPF)

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any subsequent equivalent legislation) no development falling within Classes A or E of Part 1 of Schedule 2 of the said Order shall subsequently be carried out to the development hereby approved without the prior express written permission of the Local Planning Authority.

Reason: To ensure that further development at this site does not conflict the nearby protected trees and to comply with Policies EN5 of the Core Strategy Development Plan Document.

12. The dwelling should include one bat roost feature and one bird nest feature, the specification and location of which shall be submitted to and approved in writing by the local planning authority following commencement of development. All bat/bird habitat enhancement features shall be retained thereafter.

Reason: To ensure the enhancement of the site for birds and bats in accordance with the National Planning Policy Framework and Policy EN2 of Bradford MDC's Core Strategy.

INFORMATIVES:

Informative: You are advised that the approved development is Community Infrastructure Levy (CIL) liable. The Council will issue you with a CIL liability notice detailing the CIL charge payable shortly. If the CIL liability is £0 then no further action is required.

Where the CIL liability exceeds £50, the CIL charge will be payable on the commencement of the development. If you have not assumed liability to pay the CIL you should do this as soon as possible (financial penalties can be applied for not assuming liability to pay CIL). For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences (this includes the demolition of any existing buildings on site) you must submit a CIL Commencement Notice to the council. Failure to do this will result in the loss of any CIL relief (e.g. Self-Build) and the imposition of financial surcharges. More information on the CIL is available at:



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www.bradford.gov.uk/planningforms. For any queries please contact the CIL officer by email at developercontributions@bradford.gov.uk.

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email network.management@bradford.gov.uk

Informative: If your development involves the construction of a new road, a new footway to an existing road or a new public right of way, please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Informative: If your development involves the construction of a new junction, or any alteration of an existing road or footway or street lighting columns, prior agreement (S278) by the Highway Authority is required. Please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 278 agreements take 12-18 weeks to process.

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received



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and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, no vegetation should be removed and no buildings likely to house nests should be demolished during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist should check the areas concerned immediately prior to vegetation removal or demolition to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation should be removed and the buildings not demolished until the fledglings have left the nest.

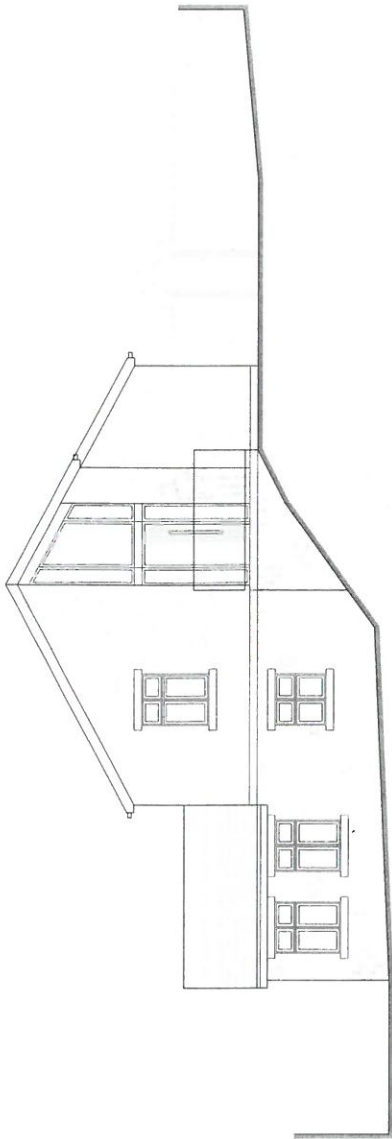
Informative: Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett. During the construction phase, measures should be installed in order to protect badgers from being trapped overnight in open excavations and/or pipe and culverts. Appropriate measures may comprise either timber planks or earth ramps in order to allow badgers to egress from excavations greater than 0.5m depth. Alternatively all excavations should be backfilled before nightfall.

Informative: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300 228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

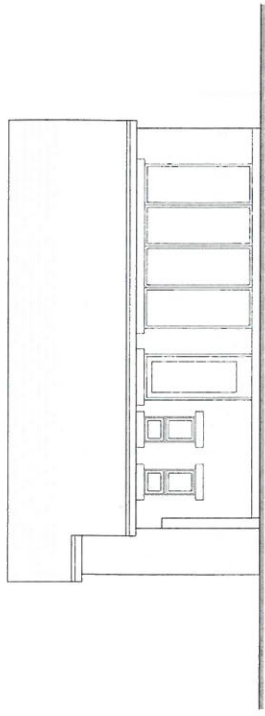
Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications"

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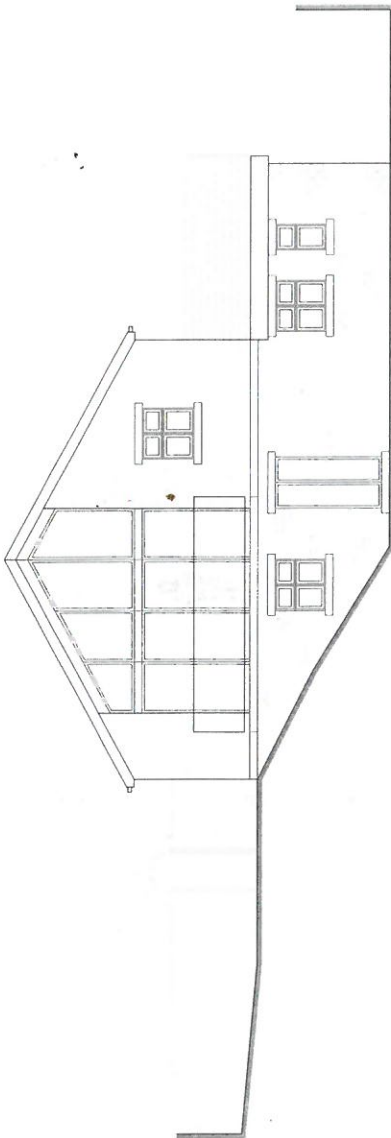




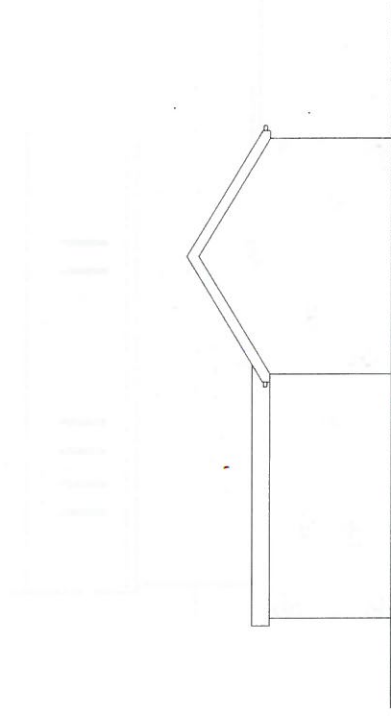
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



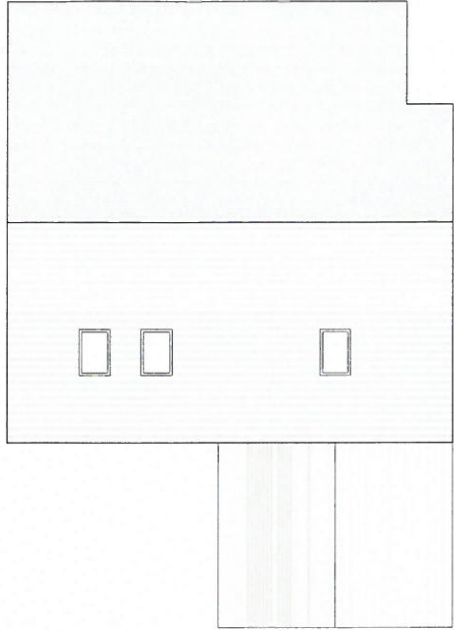
PROPOSED NORTH ELEVATION

LARK
ARCHITECTS

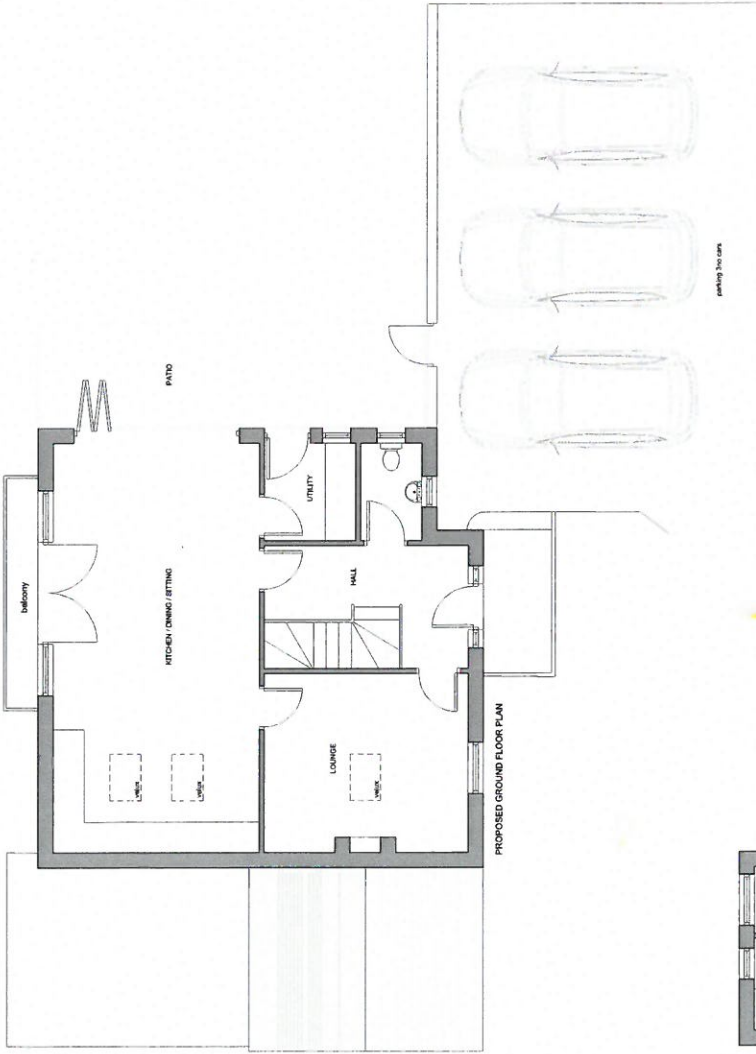
1000 13th Street, Suite 100
Boulder, CO 80502
303.440.8800
www.larkarchitects.com

Project: [illegible]
Client: [illegible]
Date: 01/27/2018

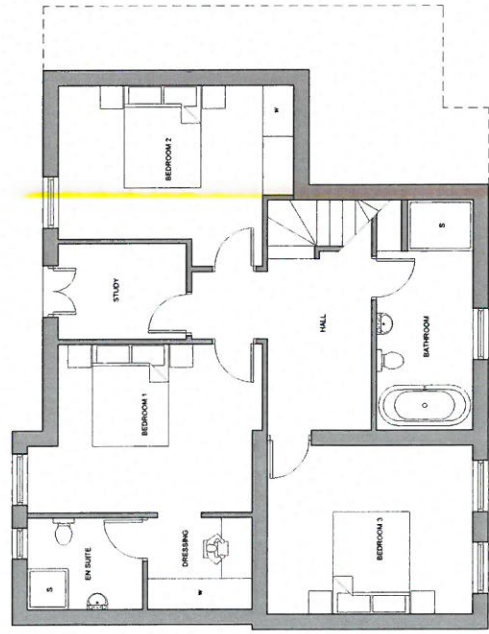
RIBA #



PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.
2. THE CLIENT IS ADVISED THAT THE DESIGN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION CONTAINED IN THIS DOCUMENT.
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 RIBA #



N

GENERAL NOTES

LARK
architects

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San Francisco, CA 94103
Phone: 415.774.1111
Fax: 415.774.1112
www.larkarchitects.com

Project: 45
Client: [REDACTED]
Date: 12/15/11
Scale: 1/8" = 1'-0"

Architect: RIBA # [REDACTED]