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**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

## Worthville Farm, Dawson Road, Keighley

Auction Guide Price £280,000

Modern Method Of Auction

Workshops & Dwelling

**Martin & Co Keighley**  
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**01535 669588**  
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Dawson Road  
Keighley  
BD21

**Key features:**

- Two Workshops & Detached Dwelling
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers Fees Apply
- Previous Planning Granted
- Huge Potential
- Buildings 470m2
- Outside 734m2



**Why you'll like it**

**POTENTIAL** For sale by Modern Method of Auction: Starting Bid Price £280,000 plus Reservation Fee.  
 Huge opportunity to purchase these former workshops, and dwelling located just of Dawson Road in a popular residential area of Keighley. Viewing is essential  
 This plot has huge potential to be either restored to its original character which would be a stunning private family home or subject to planning permission could be demolished and homes built on the plot. The plot is rough 1204 m2 in total  
 Situated close to bus route and relatively close to local amenities and schools. A well-positioned plot in a quiet off the beaten track area with a tranquil feel and an outlook

**MODERN METHOD OF AUCTION** This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.  
 This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.  
 The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price

including VAT, subject to a minimum of £6,000.00 including VAT.  
 The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.  
 This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.  
 The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.  
 The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**PREVIOUS PLANNING** Previous Planning has been granted

14/01691/MAF | (17/04/2014)  
 Status: Granted  
 Demolition of single storey workshops and detached dwelling and construction of housing development consisting of 8 semi detached dwellings and 4 one bedroom flats.

11/02070/SUB01 | (20/10/2011)  
 Status: Granted  
 Submission of details to comply with conditions 3 and 4 of planning approval 11/02070/HOU: Construction of two pairs of semi-detached houses

**SIZE** The three buildings cover an area of 470m2  
 The concrete surface covers an area of 734m2

**BUILDINGS** The single storey garage still has business use, has previously been used as a garage workshop with roller shutter  
 The two storey building has been used as storage previously but could be converted into residential use  
 Dwelling to the rear in a poor state with courtyard to the rear

**UTILITIES** Mains Electric working  
 Mains Water working  
 Mains Gas has been disconnected

