

**Bradford Office**  
2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

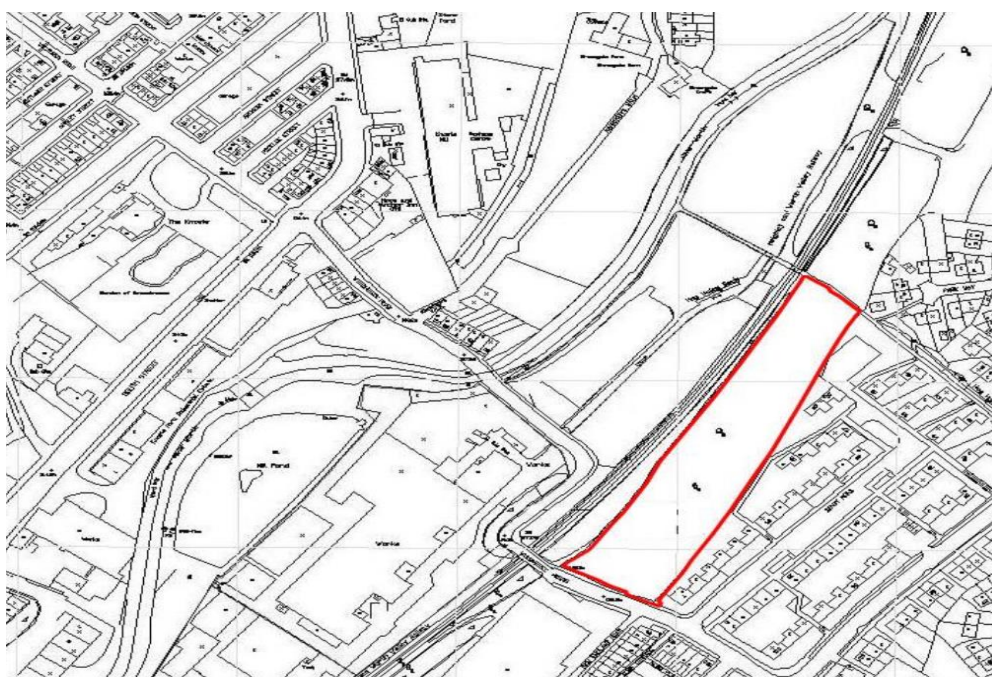
**Ilkley Office**  
The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**  
Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Substantial 'Potential' Residential Development Site  
extending to approximately 1.9 Acres



## PRICE ON APPLICATION

- **Prominent position on Woodhouse Road, having good access to all local amenities**
- **1.9 Acres (0.77 hectares)**
- **Unconditional and conditional (S.T.P) offers considered**
- **Available Immediately**
- **Increasingly Rare Freehold residential development Opportunity (S.T.P)**
- **Residential 'pre-application' enquiry detailing 24 residential units (comprising 2 bedroomed ad 3 bedroomed dwellings) has previously been submitted to the City of Bradford Metropolitan District Council. The application received a favorable response offering support in principle for a residential development scheme**

**WOODHOUSE ROAD, KEIGHLEY  
WEST YORKSHIRE, BD21 5DU**

# WOODHOUSE ROAD, KEIGHLEY WEST YORKSHIRE, BD21 5DU

## Location

The site affords a prominent position on Woodhouse Road, having good access to all local amenities.

## Description

The site extends to 1.9 acres (0.77 hectares), adjoins established residential property and is generally level throughout.



## Services

We understand that all main services are either installed or available close by however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

A residential 'pre application' enquiry was submitted on the 10<sup>th</sup> January 2020 which referred to a 24 unit scheme. A formal response was received from the Council on the 10<sup>th</sup> August 2020 offering support in principle for the pre application residential enquiry.

Indicative layout schemes have been provided (attached) and additional tree survey and highways/access information is available on request.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Price on Application

Unconditional and conditional (S.T.P) offers considered

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe - 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

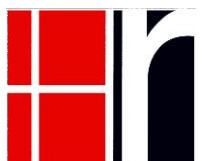
Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)



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

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



Bradford Office

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

Ilkley Office

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

Keighley Office

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097





Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.



**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097

