

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

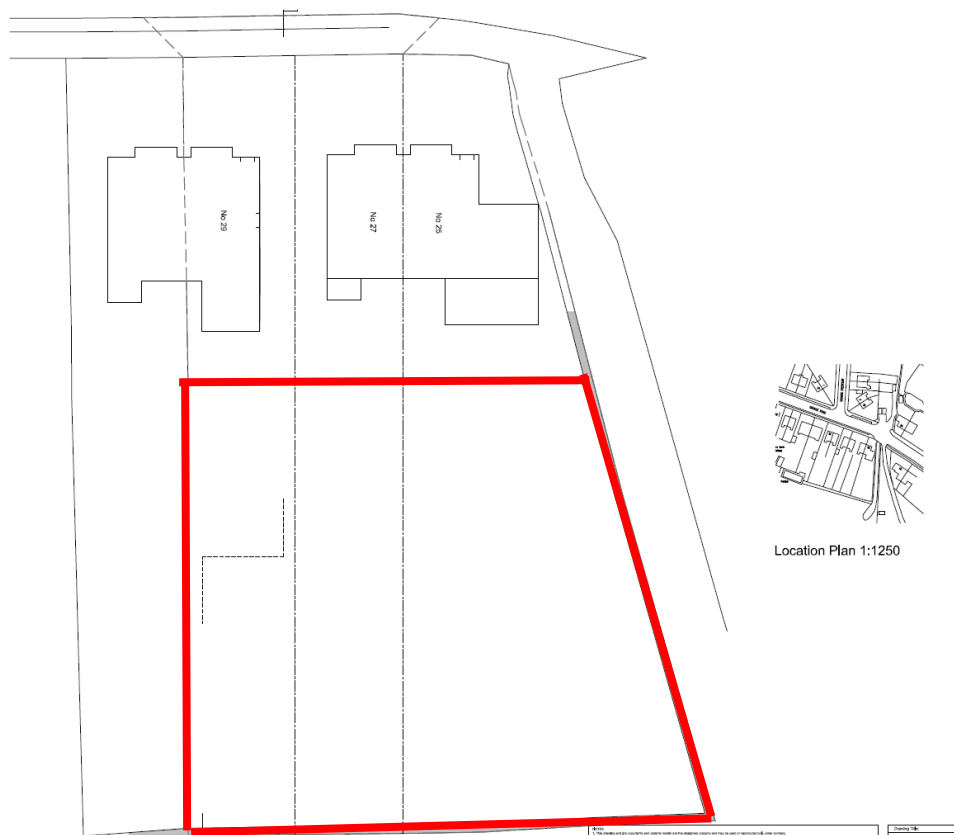
Keighley Office

Temple Chambers
Russell Street
Keighley
BD21 2JT
01535 600097



FOR SALE

Residential Development Site
Planning Permission for the erection of 2,
4/5 bedroom detached houses



GUIDE PRICE - £300,000

- **0.193 Acres (0.078 hectares)**
- **Available Immediately**
- **Increasingly Rare Freehold Opportunity**
- **Planning permission for the erection of 2, 4/5 bedroomed detached houses has been granted – reference number: 17/06520/FUL**

**GRANGE ROAD, RIDDLESDEN, KEIGHLEY,
WEST YORKSHIRE, BD20 5AB**

GRANGE ROAD, RIDDLEDSEN, KEIGHLEY, WEST YORKSHIRE, BD20 5AB

Location

The site is situated on Grange Road just off Bradford Road (B6265) within the Riddlesden District of Keighley having good access to all local amenities.

Description

The site extends to 0.078 hectares (0.193 acres) and is offered for sale with planning consent for 2 new detached homes.

The surroundings are residential in nature.

Services

We understand that all main services are either installed or readily available 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

Planning Permission for 2 dwellings has been granted by The City of Bradford Metropolitan District Council (reference number: 17/06520/FUL). A copy of the associated plans are reproduced within these particulars. Additional information about the planning approval is available at <https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OZXCHRDHHU400>

Approved Scheme.

The approved scheme is for 2 units with approximate areas as follows;

Plot 1 4/5 bedroomed detached house

Internal Accommodation

3,500 sqft

Plot 2 4/5 bedroomed detached house

Internal Accommodation

3,500 sqft

External

Parking and amenity/garden areas

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

Guide Price

£300,000



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

Ian Hayfield – 07966 336616
ijh@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617
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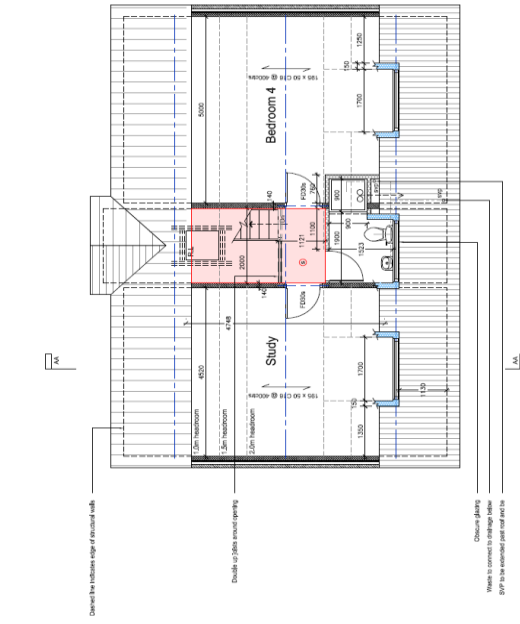
Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



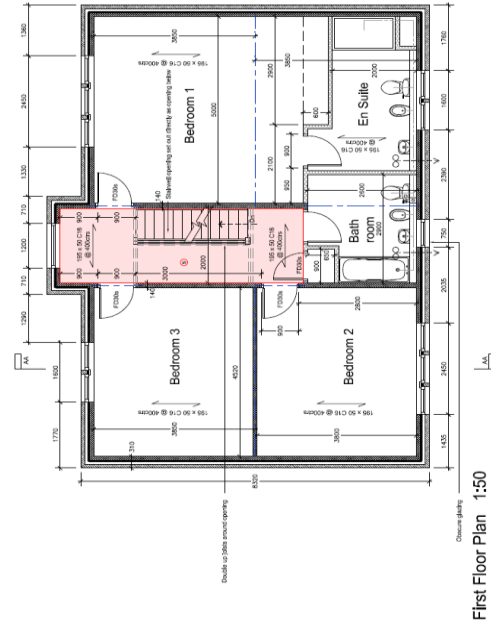
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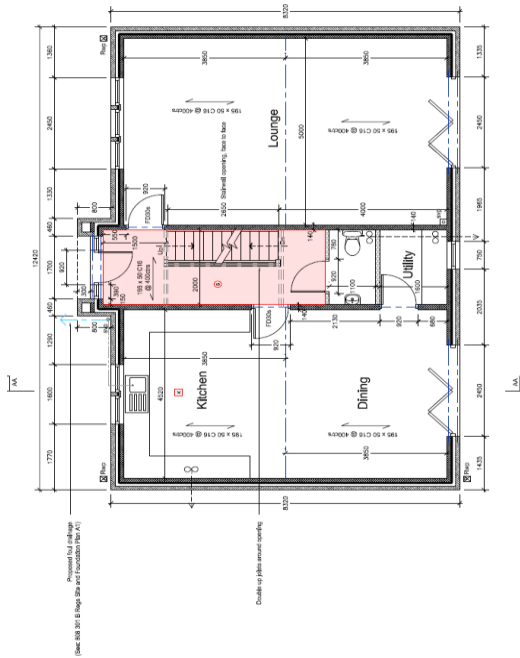
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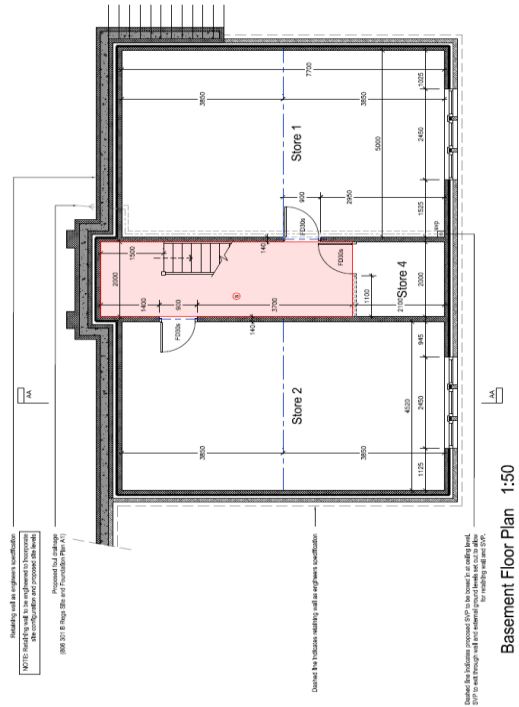
Second Floor Plan 1:50



First Floor Plan 1:50



Ground Floor Plan 1:50



Basement Floor Plan 1:50



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