

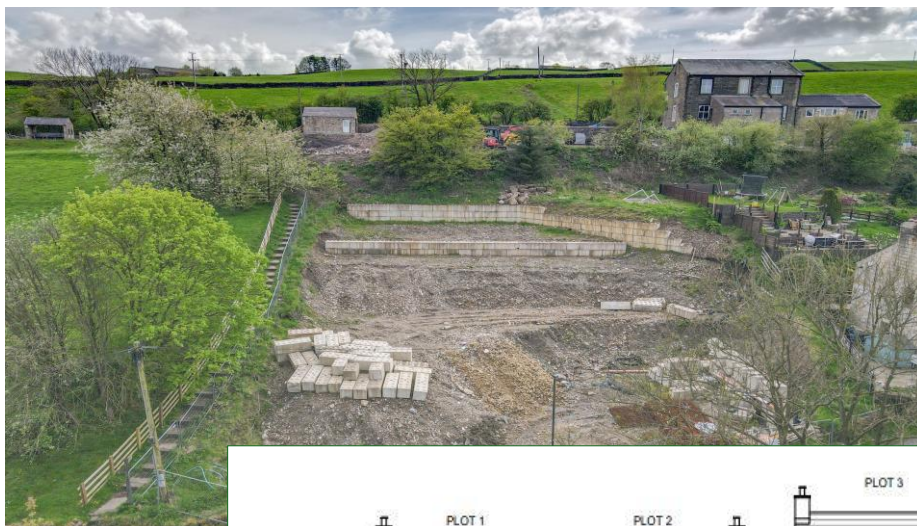


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ESTATE AGENTS · VALUERS · LETTING AGENTS

4 RESIDENTIAL DEVELOPMENT PLOTS

**NAN SCAR
ICKORNSHAW**



**AN EXCITING OPPORTUNITY TO ACQUIRE
4 BUILDING PLOTS WITH PLANNING FOR 4 THREE STOREY
3 BEDROOMED SEMI-DETACHED HOUSES SITUATED IN A
QUIET LOCATION IN THE SEMI-RURAL HAMLET
OF ICKORNSHAW**

GUIDE PRICE: £245,000

Tel: 01535 637333

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8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



THE SITE

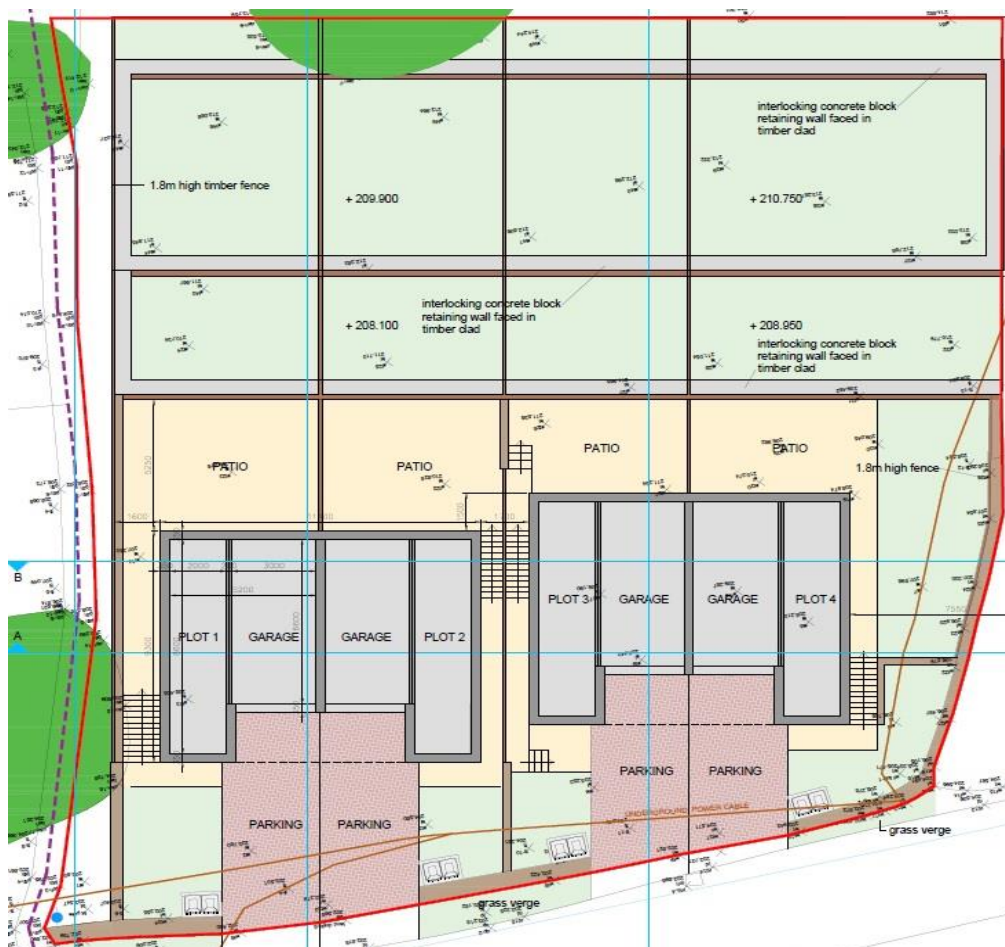
The plans which have been passed comprise **4 semi-detached houses**, each with accommodation of **approximately 1150 square feet (exclusive of garaging)** briefly including, to the lower ground floor: **Utility, Shower Room, large Garage**. To the ground floor: **open plan Dining Kitchen & Living Room, Study/Cot Room**. To the first floor: **2 Double Bedrooms, 1 Single Bedroom, En-Suite and House Bathroom**.

The properties will have **tiered gardens on the south side** to the rear and **driveway parking to the front**.

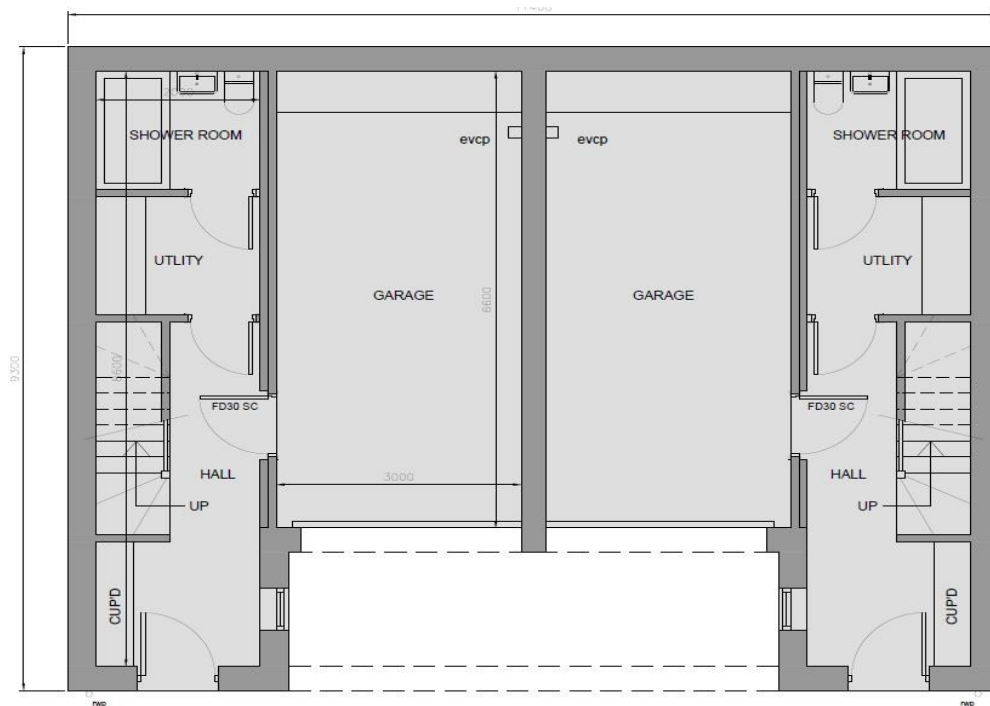
The bulk of the earthworks have been carried out and retaining walls and materials as seen on site will be included in the sale.

PLANNING

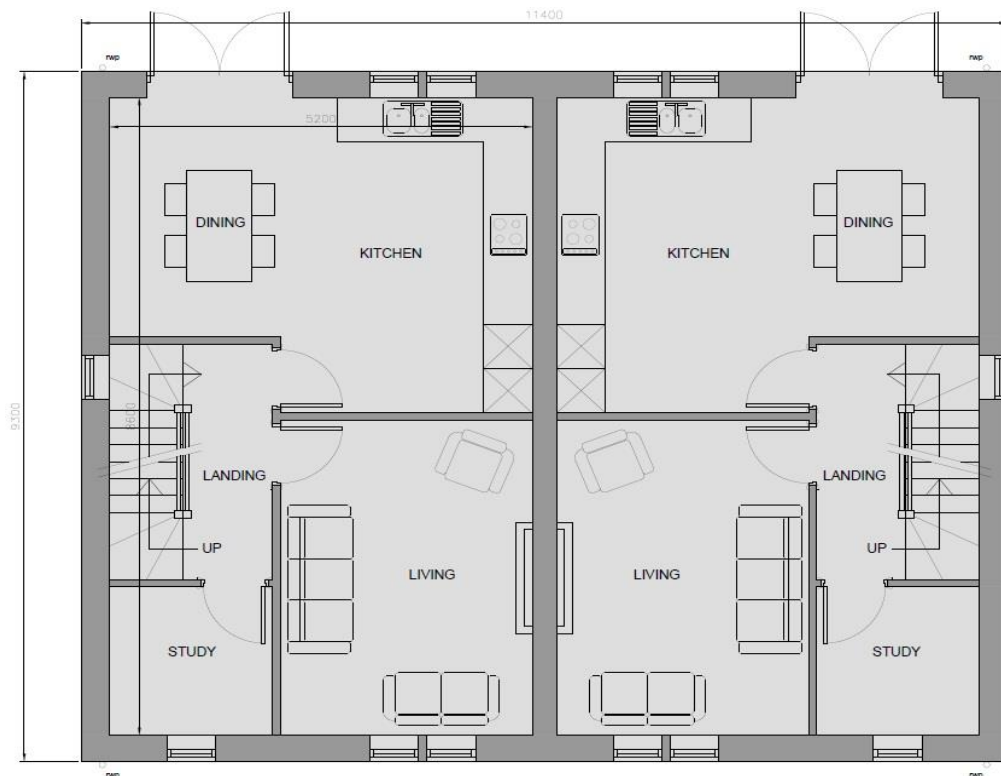
Consent was approved on 15th January 2024 – Application No: ZA24/25646/FUL - a full copy can be inspected at the Agents offices and on the Council website.



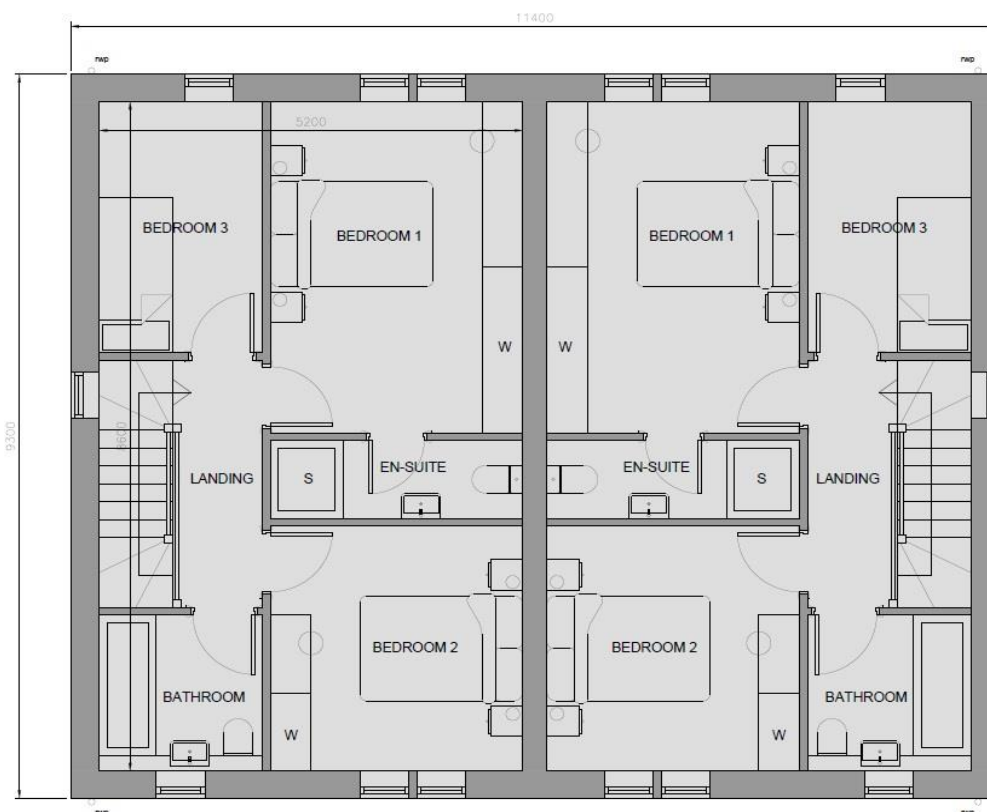
NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



LOWER GROUND FLOOR PLAN



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FIRST FLOOR PLAN

SERVICES

We understand that all Mains Services are available but prospective purchasers must satisfy themselves of their availability and these will be subject to the usual connection costs.

TENURE

The site is freehold and vacant possession will be given on completion of the sale.

VIEWING

The site may be viewed by appointment at any time during normal daylight hours.

GUIDE PRICE: £245,000

VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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