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DAVID HILL



## **Residential Development Site Cowling Keighley BD22 0AZ**

An exciting residential development opportunity comprising the site of a former Methodist Church now with full planning permission to replace the existing building with a terrace of four dwellings, each with gardens and private parking.

The site is set nicely back from the main road enjoying a pleasant position within Cowling Village convenient for access to the nearby centres of both West Yorkshire and east Lancashire.

**Guide Price £350,000**



# St Andrews Methodist Church Cowling Keighley BD22 0AZ

• Colne (M65) 6.5 miles • Cross Hills 2.5 miles • Skipton 7.5 miles • Keighley 6.5 miles

## Location

The property is situated off Walton Street in the heart of the popular rural village of Cowling set nicely back from the main road. The village provides a reasonable level of services which include a convenience store, primary school, a pub and a well used, relatively new village hall/community centre. The nearby town of Colne provides a wider range of services as well as access to the M65 motorway.

## Description

The existing building to be demolished is of rather basic construction having a natural stone front elevation with a combination of cement render and timber cladding to the other elevations under a bitumen mineral felt roof cover.

Approximate total gross internal floor area - 458sqm (4930 ft<sup>2</sup>)

Outside, the property has a useful hard surfaced parking area with smaller grass amenity areas to the side and rear.

## Planning

North Yorkshire Council have granted full planning permission for a sympathetic scheme prepared by the planning team at David Hill LLP for the demolition of the existing church building and the construction of a terrace of four dwellings, each with gardens and private parking. Decision No ZA24/26156/FUL approved on 26 November 2024.

A copy of the decision notice and approved plans are available in electronic form on request from the agents. Alternatively, full details can be found on the North Yorkshire Council planning portal.

In brief, the approved scheme will provide the following accommodation;

### Unit 1 (end)

Ground Floor: Entrance hall, open plan kitchen/dining/snug, living room and W.C.

First Floor: Landing, bathroom, master bedroom with en-suite and two bedrooms.

*Approximate total gross internal area;  
121 sqm (1307 sqft)*

### Unit 2 (middle)

Ground Floor: Entrance hall, open plan kitchen/dining/snug, living room and W.C.

First Floor: Landing, bathroom, master bedroom with en-suite and two bedrooms.

*Approximate total gross internal area;  
121 sqm (1307 sqft)*

### Unit 3 (middle)

Ground Floor: Entrance hall, open plan kitchen/dining/snug, living room and W.C.

First Floor: Landing, bathroom, master bedroom with en-suite and two bedrooms.

*Approximate total gross internal area;  
121 sqm (1307 sqft)*

### Unit 4 (end)

Ground Floor: Entrance hall, open plan kitchen/dining/snug, living room and W.C.

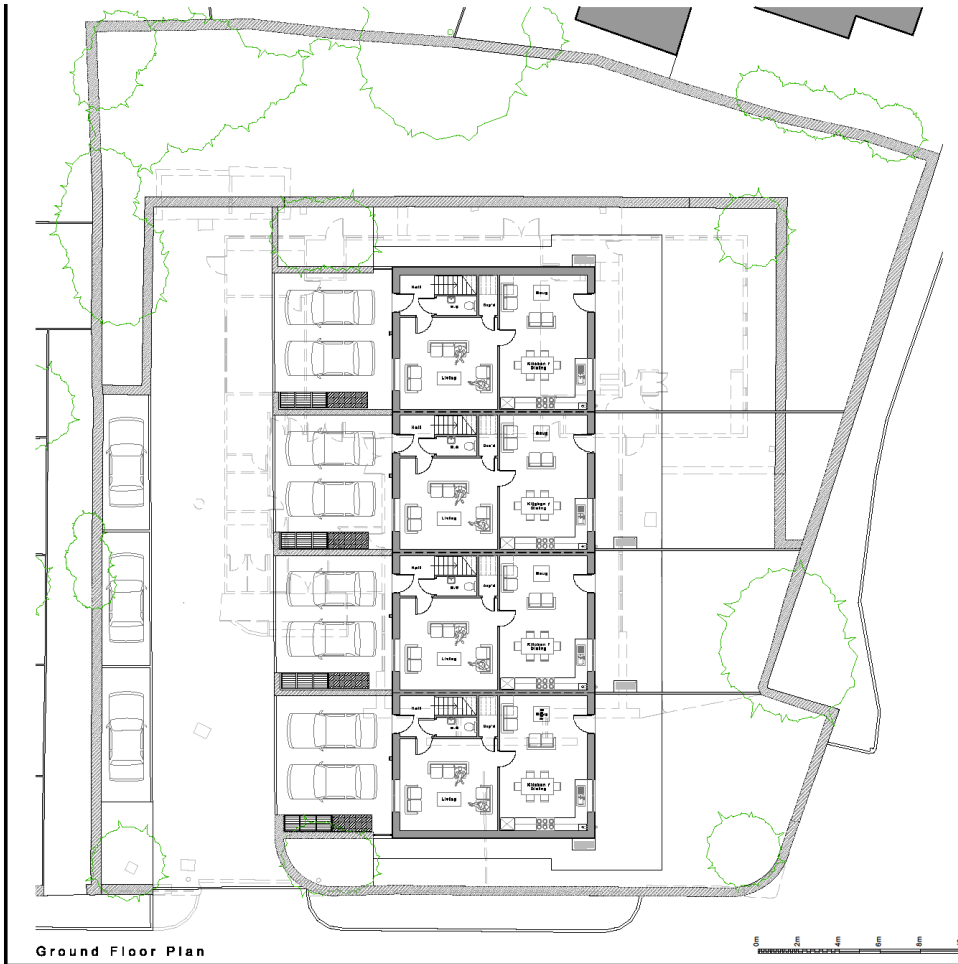
First Floor: Landing, bathroom, master bedroom with en-suite and two bedrooms.

*Approximate total gross internal area;  
121 sqm (1307 sqft)*

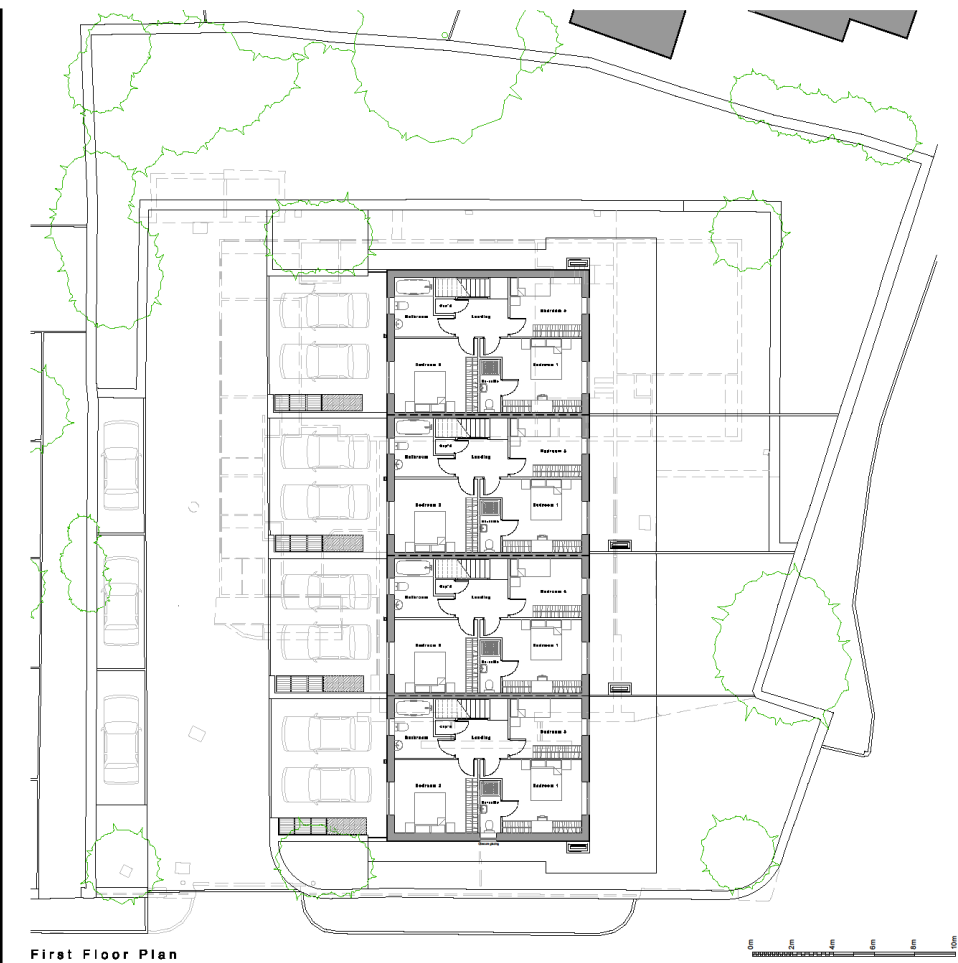
### Outside

The property has frontage and direct access to Cross Street with the approved scheme providing two private driveway parking spaces for each approved dwelling and additional separate visitor parking.





Materials		
<b>Roof</b> :- Natural slate roof		
<b>Walls</b> :- Natural stone brought to courses		
<b>Doors &amp; Windows</b> :- White UPVC		
<b>Rainwater goods</b> :- Black upvc gutters and downpipes		
<b>Solar panels</b> :- Lg Solar panel 335w mono Neon2 A5 or similar		
Rev	Date	Notes
<b>DAVID HILL</b>		
Chartered Surveyors • Chartered Town Planners Estate Agents The New Ship • Mill Bridge Stapton • North Yorkshire • YO23 1NJ T:01756 780021 F:01756 780022 @info@david-hill.co.uk www.david-hill.co.uk		
Client		
Airedale Methodist Circuit C/O Mr T Sharp 80 Kirkgate Silsden Keighley West Yorkshire BD20 0PA		
Project		
Plans & Elevations as Proposed		
Proposed Redevelopment of St Andrews Methodist Church Cross Street Cowling Keighley West Yorkshire BD22 0AY		
Drawing No		Rev
P2253-003		A
Scale	Date	Drawn
A1@1:100	07/11/2024	PSM
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## Services

We understand the existing building is connected to mains water, mains drainage, mains gas and mains electricity.

## Tenure

Freehold

## Agents Notes

The buyer will reposition the memorial and foundation stones currently located in the north eastern retaining wall and the existing building, within the new development in a location visible to the public.

## Viewing

Strictly by appointment through the selling agents.

## Directions

From Skipton head south on Keighley Road (A629) to the roundabout at Kildwick and the start of the dual carriageway section of the Aire Valley Trunk Road. Take the fourth exit onto Station Road (B6172) and continue to the T junction, turning right onto Keighley Road (A6068). Follow the road through Cross Hills and Glusburn for about 2 miles to Cowling. In the village turn left into Walton Street which leads onto Cross Street where the property can be found. A for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

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