

Residential Development Site Moss Carr Road Keighley

An excellent residential development site with outline planning consent for up to 103 dwellings, extending to approximately 4.53 hectares (11.2 acres). The site has frontage and access to Moss Carr Road, Keighley.

The site offers magnificent long-distance views across the Aire Valley to Ilkley Moor in a popular residential area.

Residential Development Site Moss Carr Road Keighley

- Keighley Town Centre 1.5 miles • Harden 1.4 miles

Location

The site is conveniently situated approximately 1½ miles to the south east of Keighley and the towns railway station that has a regular train service to Leeds and Bradford.

Description

The greenfield site was granted planning permission by the City of Bradford Metropolitan District Council in a Decision dated 6th July 2023, Application Number: 19/04151/MAO and is subject to a Section 106 Agreement.

Wayleaves

Overhead lines cross the site. These are owned by Northern PowerGrid.

Information Pack

A comprehensive set of planning and technical documents can be accessed via a link provided by David Hill. Please contact David Hill for the details.

Expressions of Interest

This site is offered for sale by Informal Tender. The vendors preference is for unconditional offers, although offers conditional upon reserved matters approval will be considered.

Offers must contain the following information as a minimum:-

- Offer Price
- Full details of the purchaser and their solicitor
- Proposed timescales for exchange and completion
- Details of any conditions to which the offer is subject
- Proposed layout plan upon which the offer is based
- Proposed timescale for dealing with reserved matters
- Offers to be submitted in writing by noon on Friday 10th May 2024 to the office of David Hill, The New Ship, Mill Bridge, Skipton, BD23 1NJ.

Further Information

Matthew Binns – mbinns@david-hill.co.uk

Luke Binns – lbinns@david-hill.co.uk

Tenure

Freehold

Directions

The site is situated on the eastern edge of the village Of Long Lee. From the village turn into Moss Carr Road and the land is situated on the left hand side of the road. A sale board has been erected on the site.

Solicitors

AWB Charlesworth, Aireside House, Royd Ings Avenue, Keighley, BD21 4BZ

Contact: James Dunn – 01535 613678

Email: james.dunn@awbclaw.co.uk

Documents available to download from our website

Planning Approval

- Decision Notice
- Section 106 Agreement

Condition 3 - Approved Drawings:

- DL69-P-002 (Location Plan)
- 300948-003 REV A (Highways Layout Access Arrangements)
- 300948-002 REV D (Highways Layout Visibility Splays)
- 1400DHP/MCR11/M01 REV L (Illustrative Masterplan)
- 11354/002 (Offsite Highway Works)

DWG Files

- 2D Topographic Survey in dwg. format
- 3D Topographic Survey in dwg. format
- Tree Survey in dwg. format

Planning Documents

- Coal Mining Stability Risk Assessment
- Design and Access Statement
- Drainage Assessment
- Drainage Plan – Culvert Repair
- Ecological Appraisal
- Heritage Statement
- Phase 1 Contaminated Land Risk Assessment
- Planning Statement REV A
- Stage 1 Road Safety Audit
- Statement of Community Involvement REV A
- Sustainability Appraisal
- Topographic Survey PDF
- Transport Assessment
- Travel Plan
- Tree Survey
- Tree Survey No Shadow Plan
- Tree Survey Shadow Plan

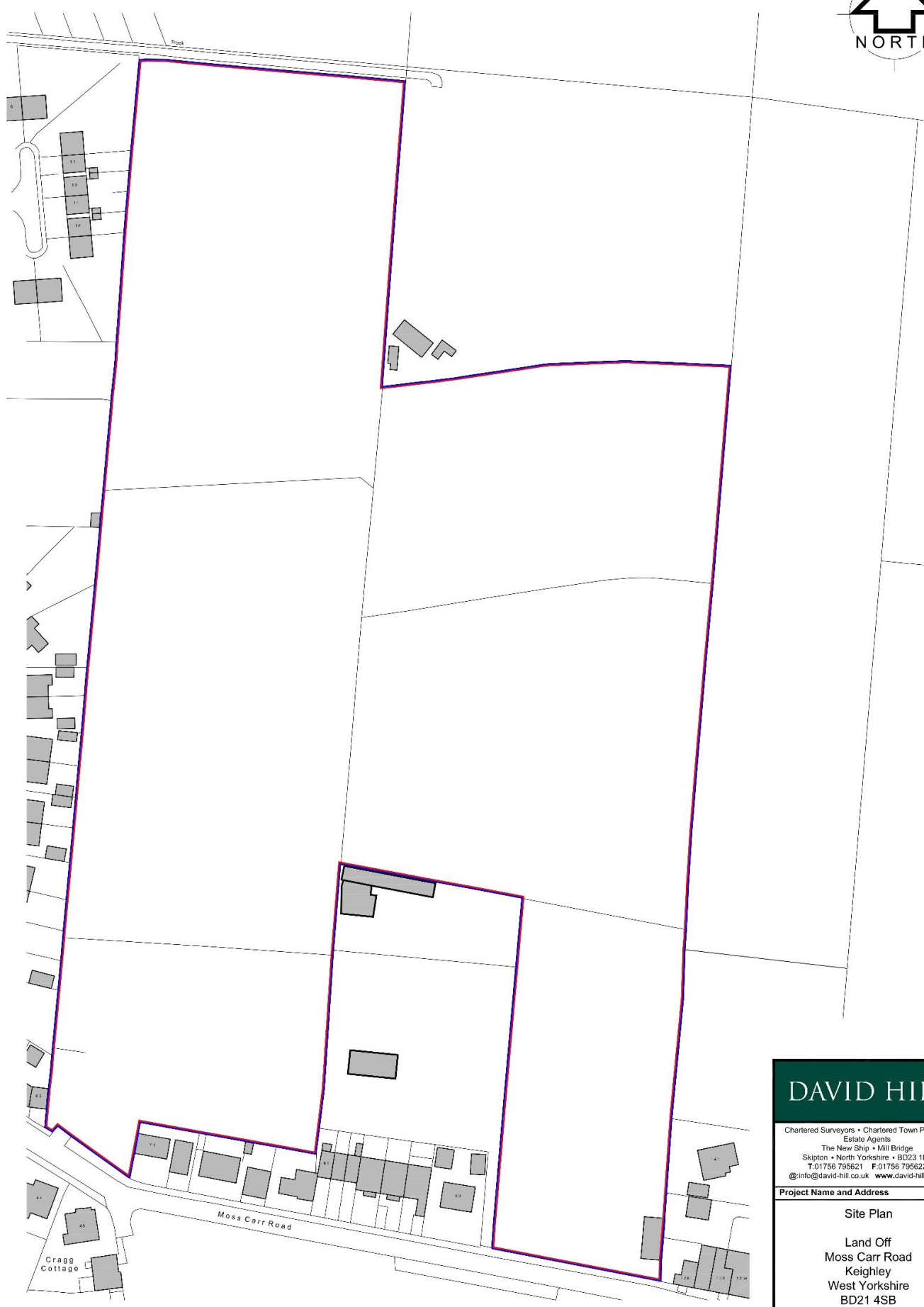
Ground Condition

- Stage 2 Geo-Environmental Report

Legal

The site is owned by three landowners who have entered into a Collaboration Agreement. The Land registry details are as follows:-

- WYK620010
- WYK621748
- WYK917775
- YY26254
- YY42864
- Legal Note



DAVID HILL

Chartered Surveyors • Chartered Town Planners
Estate Agents
The New Ship • Mill Bridge
Skipton • North Yorkshire • BD23 1NJ
T.01756 795621 F.01756 795622
@info@david-hill.co.uk www.david-hill.co.uk

Project Name and Address

Site Plan
Land Off
Moss Carr Road
Keighley
West Yorkshire
BD21 4SB

Scale A1@1:500 Date Aug 2019

Drawing No DL69P/001





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

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

