

Harrison Robinson

Estate Agents



APPROXIMATE
PLOT

Land at Lodge Hill, Baildon, BD17 5BP

£350,000



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PLOT OF LAND

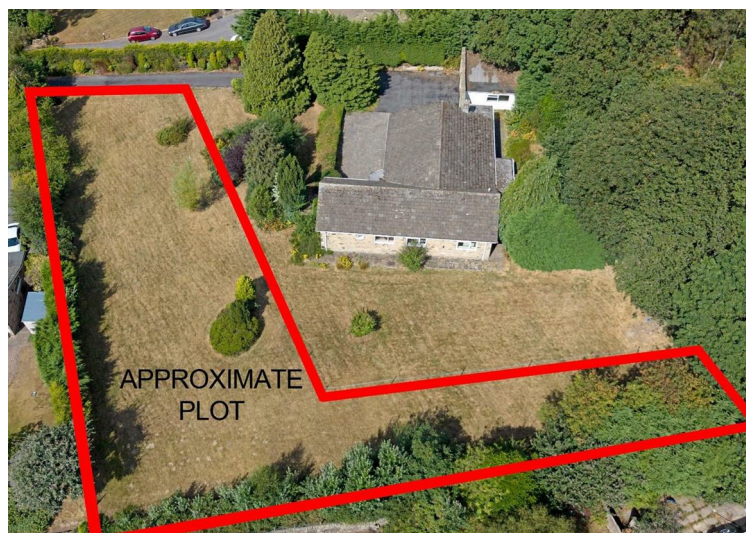
A spacious building plot with full planning permission granted (REF 25/04547/FUL) to build a modern, approx. 2500 sq ft family style four-bedroomed dormer bungalow, comprising four double bedrooms, with one, double bedroom to the ground floor having an en suite shower room, a large living kitchen dining room and a separate, spacious living room and cloakroom.

To the first floor there are three, spacious double bedrooms, two of which include en suite facilities, and a house bathroom.

This is a fantastic opportunity to purchase a plot of land approx. 0.35 of an acre in a highly regarded location with the opportunity to build a contemporary style home finished exactly as you wish in this private location having stunning views.

At the top of the large cul-de-sac is the driveway to a detached bungalow with the large plot having private access from the current driveway to park several cars.

Baildon is a popular village which offers a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds, Bradford and further afield. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.



- 0.35 Acre Building Plot with Planning Permission
- Highly Regarded Cul De Sac Location
- Opportunity To Build A Spacious 4 Bedroom Family Dormer Home
- Close to Village Centre, Train Station And Schools
- Bespoke Architect Designed, Contemporary, Open-Plan Living Throughout
- The Site Area Is 0.35 acres
- Parking For Several Cars
- Overall Living Space approx. 2500 sq ft
- Close To Open Countryside
- Early viewing Of Site Highly Recommended

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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