wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

RESIDENTIAL DEVELOPMENT PLOTS

SITE OF COTE HOUSE
SKIPTON ROAD
CROSS HILLS
BD20 7DS



A RARE OPPORTUNITY TO ACQUIRE A LARGE MIXED USE PROPERTY WITH PLANNING PASSED FOR CONVERSION TO FORM 3 RESIDENTIAL DWELLINGS SITUATED IN A CONVENIENT LOCATION CLOSE TO AMENITIES AND A CHOICE OF HIGHLY REGARDED SCHOOLS

PRICE: £695,000

Tel: 01535 637333 **www.wilman-wilman.co.uk**

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

THE SITE

Cote House is located on the west side of Skipton Road (A6068) at the eastern periphery of Cross Hills. The building is currently used for business and residential purposes. **The original 19th Century House (approx. 2770 sq ft plus garage)** is constructed from stone and there are **more modern rendered extensions to the rear (approx. 3490 sq ft).**

PLANNING

Consent was approved on 17th March 2026 – **Reference: 26/00020/PCBSR** - a full copy can be inspected at the Agents offices and on the North Yorkshire Council website. Planning has been obtained for 3 residential properties but there is also potential for a different number/type of dwellings subject to alternative design & detailed planning submitted by a prospective purchaser.

Upon completion the proposed dwellings will form:

Property 1 – 2855 sq ft – 4 bedrooms, 3 bathrooms, 3 reception rooms, an adjoining garage, 2 further parking spaces and a garden.

Property 2 – 1617 sq ft – 3 bedrooms, 2 parking spaces and a garden.

Property 3 – 868 sq ft – 2 bedrooms, 2 parking spaces and a small garden.









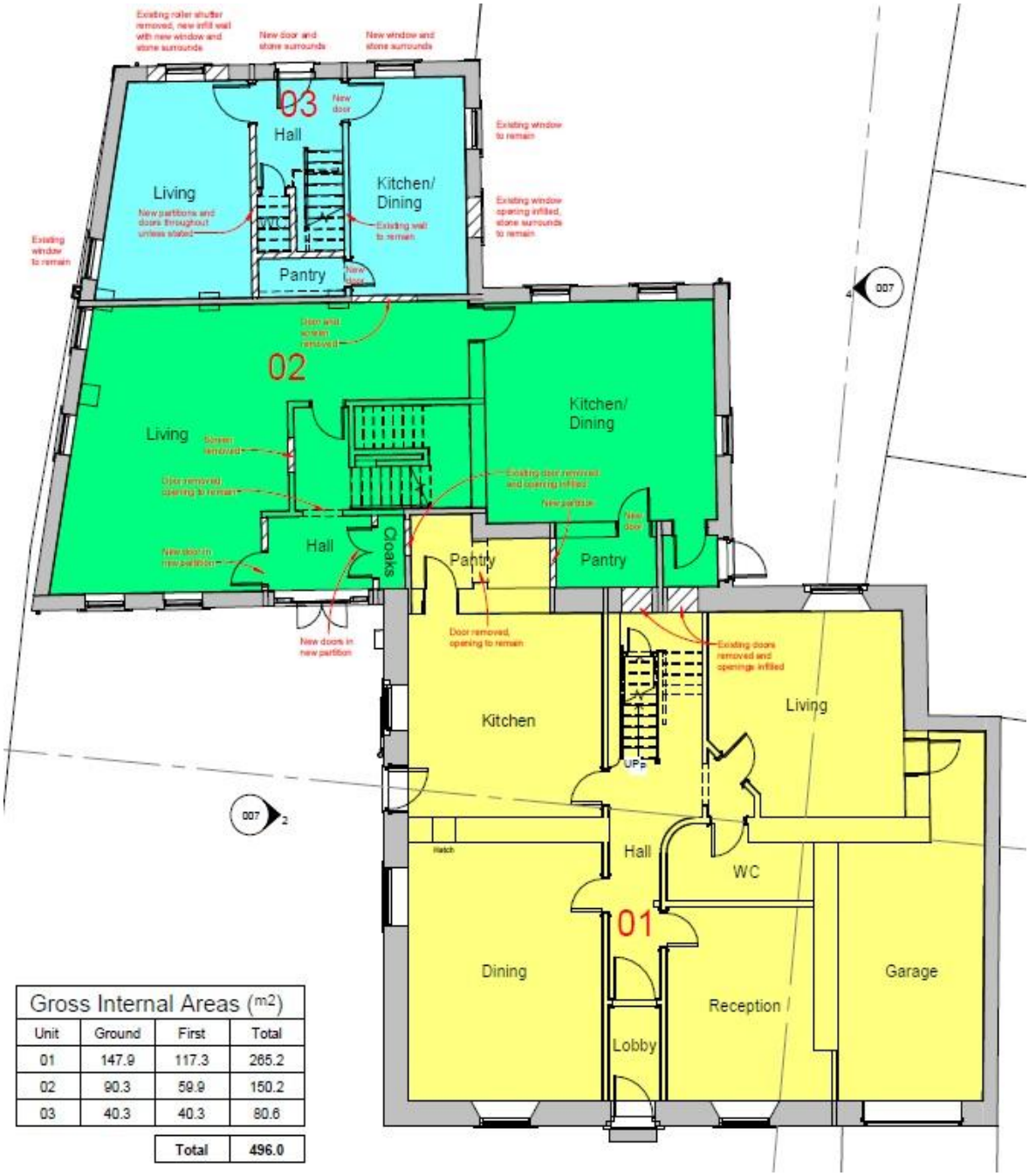
NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.





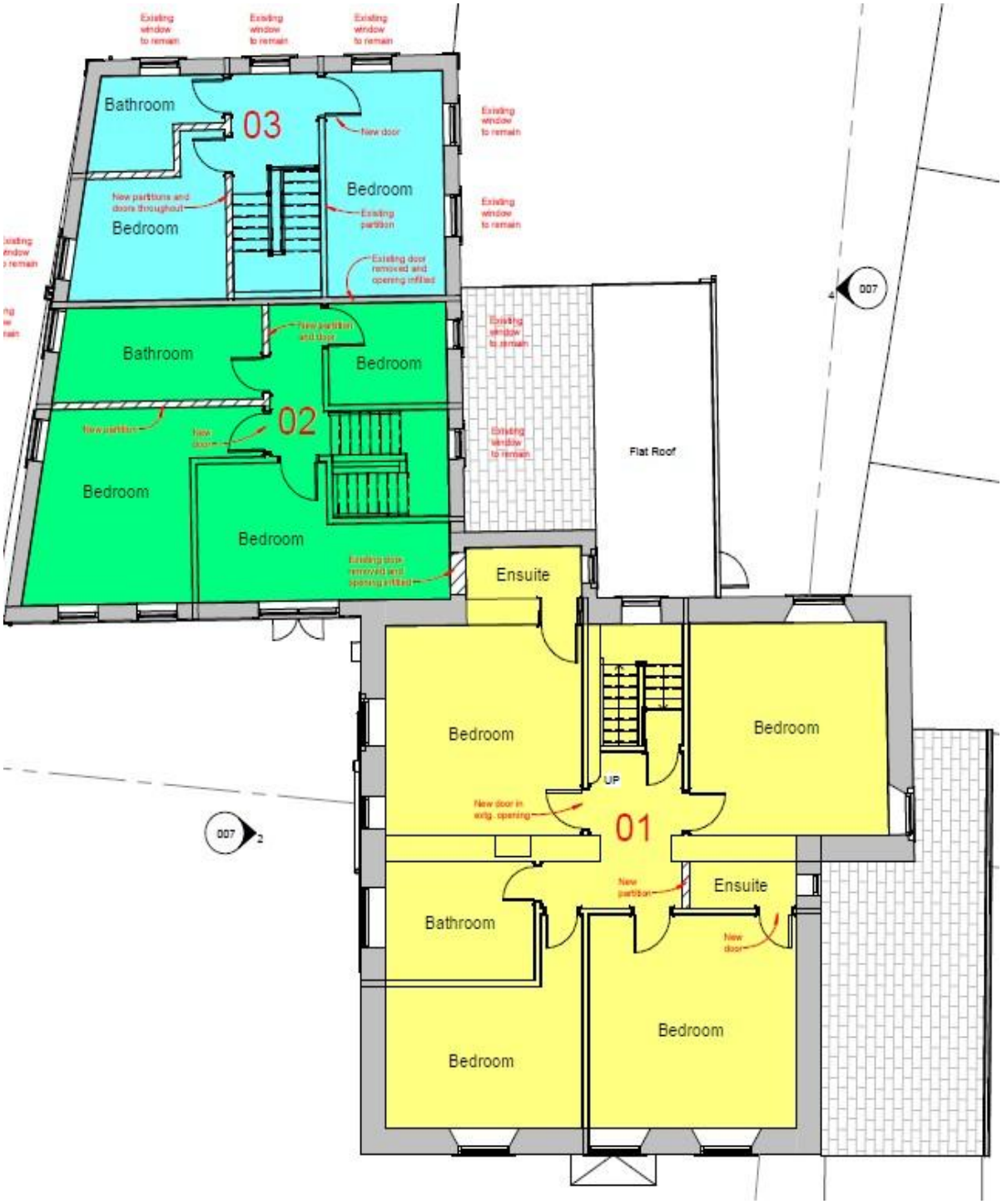


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Gross Internal Areas (m2)			
Unit	Ground	First	Total
01	147.9	117.3	265.2
02	90.3	59.9	150.2
03	40.3	40.3	80.6
		Total	496.0

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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 during normal daylight hours.

PRICE: £695,000

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

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