01756 795621
www.david-hill.co.uk

DAVID HILL







The Dickie Bird Long Lee Keighley BD21 4SQ

As a whole or in two lots

An exciting opportunity to acquire a former public house site comprising the pub building having planning permission for conversion to form a single dwelling and a separate approval for the construction of four new build dwellings within the car park, subject to the granting of a unilateral agreement.

Convenient position on the edge of Long Lee between Keighley and Bingley

Guide Price (whole) £595,000

The Dickie Bird Long Lee Keighley BD21 4SQ

• Keighley 1 mile • Bingley 4 miles • Silsden 5 miles • Skipton 10.5 miles • Bradford 9 miles •

Location

The property is situated at Thwaites Brow on the edge of Long Lee close to the larger neighbouring town of Keighley with Bingley being just 4 miles to the east.

Description

LOT 1 guide price £375,000

A substantial building of traditional stone construction having the benefit of full planning permission to extend the existing residential living accommodation into the pub area to create a generous family house with private parking and gardens.

In its current form , the pub is entered via a porch and lobby into a spacious hall. To the right is a large lounge bar and primary seating area with plenty of windows and direct access from a separate external door and lobby. The tap room provides further seating having tiled floors and direct access to both the bar and external seating area. The bar is situated between the lounge and tap room with access to the cellar. There are separate cloakrooms and a kitchen area.

The first floor apartment comprises a generous family living room with fireplace and base storage units. The well appointed kitchen provides a range of wall and base units, laminate worktops and a stainless steel sink and drainer. There is a four ring hob with oven and extractor fan, tiled splash back and plumbing for washing machine, dishwasher and dryer.
There are two double bedrooms, a useful office and a bathroom with w.c., hand wash basin, bath with shower over and fitted storage units.

The approved proposed layout will provide a large open plan lounge/dining space, a kitchen with separate utility and cloakroom and a separate snug.
The first floor will provide a house bathroom, office and four double bedrooms, one of which is en suite.

The total approximate floor area of the approved dwelling (excluding basement) 276 sqm (2,970 sqft)

Change of use of the building to form a single dwelling was approved by Bradford Council under Application No: 25/01482/FUL dated 01 May 2026. A copy of the decision notice and approved plans are available from the agents.

LOT 2 guide price £300,000

Comprises the car park and extended grounds to the pub with a proposed scheme to construct two pairs of semi detached dwellings providing two and three bedroom accommodation (total approximate gross internal floor area of 480sqm) with private parking and gardens.

Although approved by the local authority planning committee the issuing of the formal decision notice is subject to the grant of a unilateral agreement that will prevent the construction of new build houses until the change of use of the pub to a single dwelling has been implemented.

The submitted planning application and associated documents are available from the agents.







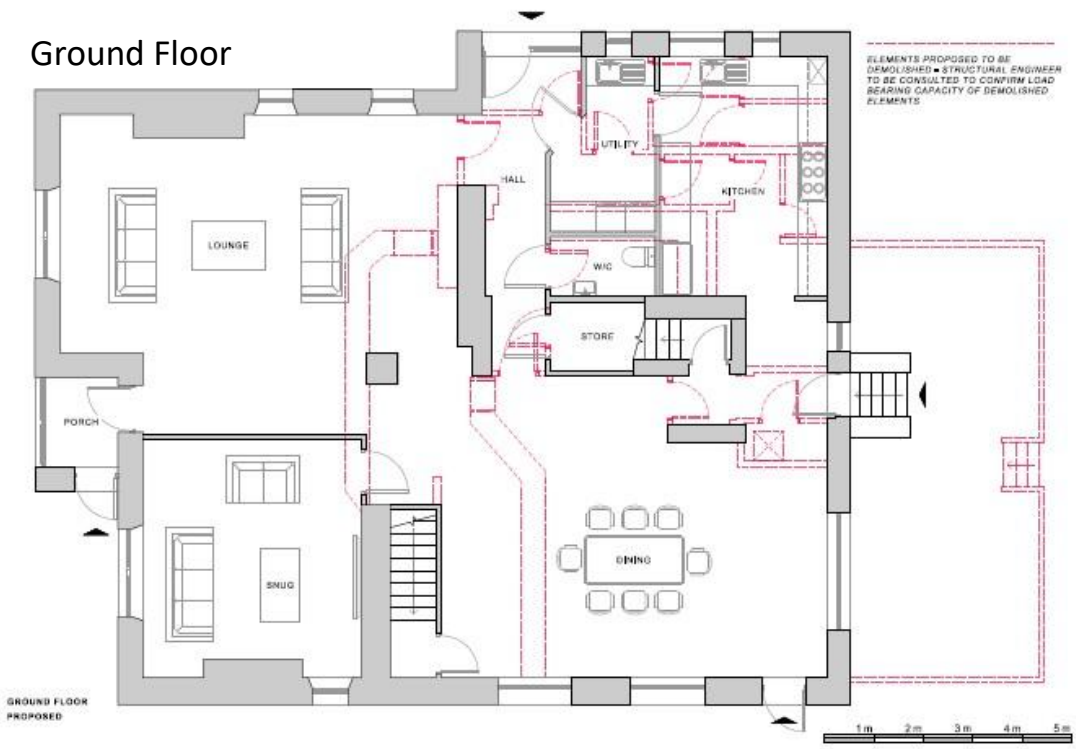


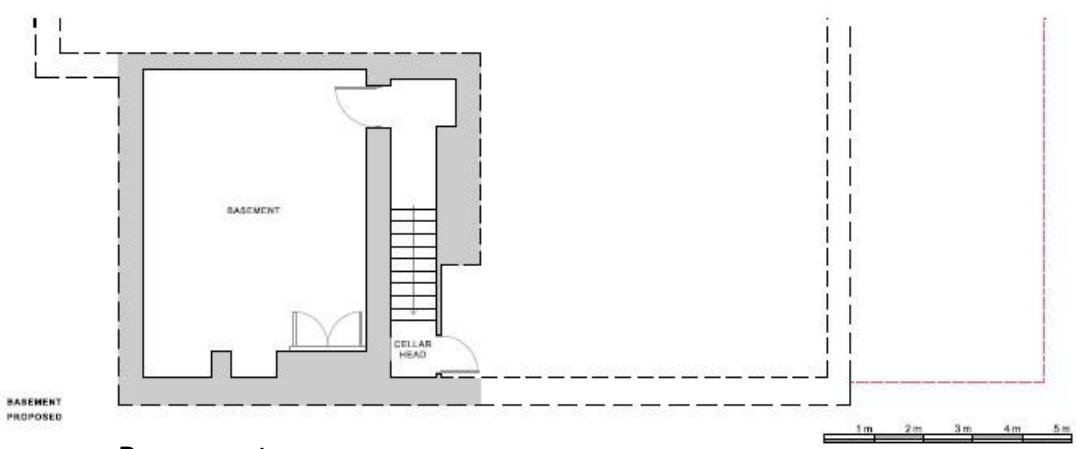
Approved floor layout of pub conversion

First Floor



Ground Floor





Basement



Services

We understand the property is connected to mains electricity, mains water and mains drainage.
UPVC double glazing.

Tenure

Freehold. Vacant possession on completion.

VAT

We understand the property has been ***'opted to tax'.*** If the property is purchased as a going concern the purchase price will not be subject to VAT. If the property is purchased as a development opportunity VAT will be chargeable on the purchase price.

Directions

From the railway station in Keighley head south west on Bradford Road continuing through the traffic lights at Sainsbury's onto East Parade turning left onto Coney Lane after about 200 meters. Continue on Coney Lane which becomes Park Lane and then Long Lee Lane before becoming Thwaites Brow Road. The property can be found at the top of the hill on the right about 500 meters after junction with Harden Road. A for sale has been erected.

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

info@david-hill.co.uk

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