



Residential Development Site Off Pasture Avenue Oakworth BD22 7RN

An excellent residential development Opportunity of a manageable scale comprising land with full planning permission for the construction of a terrace of three large cottages, each with garaging, private parking and generous gardens.

Pleasant backwater setting adjacent to Dockroyd in the popular village of Oakworth.

Guide Price £285,000

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• Keighley 2.5 miles • Haworth 1.5 miles • Bingley 7.5 miles • Skipton 10 miles • Bradford 10.5 miles

Location

The site enjoys a pleasant backwater position within the popular village of Oakworth with access via Pasture Avenue. Oakworth offers a useful range of services including a primary school, Co-Op store, pubs and various eateries. The renowned village of Haworth with its cobbled High Street and numerous independent shops is a short distance to the south. The bustling town of Keighley is about 2.5 miles to the north east offering a full range of services and amenities including direct rail links to both Bradford and Leeds. Access by road is excellent with the A629 providing a short commute to Halifax in the south while the moor top road to the west takes you over to the east Lancashire town of Colne and the M65 motorway.

Description

The property comprises a parcel of extended garden land adjacent to Dockroyd to the east and Pasture Avenue to the west with vehicle access from Pasture Avenue. The land slopes gently to the south with views over the Worth Valley.

Planning

Full planning permission for the construction of a terrace of three dwellings and associated car parking, garages and gardens was approved by Bradford Metropolitan District Council under Application No.: 24/04167/FUL dated 19 March 2025.

Copies of the planning documents can be emailed on request from the agents or downloaded from the Bradford Council website.

The approved scheme has been prepared by Carleton based architect John Wharton and provides a terrace of three sympathetically designed dwellings each with accommodation over two floors which briefly comprises:

Unit 1 & 2 (identical layout and size)

Ground Floor: Entrance Hall, Living Room, w.c., Kitchen/Dining.

First Floor: Landing, Bedroom 1 (en suite), Bathroom, Bedroom 2 and 3.

Approximate total gross internal floor area – 95.7 m² (1030 ft²) each

Unit 3

Ground Floor: Entrance Hall, Living Room, w.c., Kitchen/Dining/Sitting.

First Floor: Landing, Bedroom 1 (en suite), Bathroom, Bedroom 2, Bedroom 3.

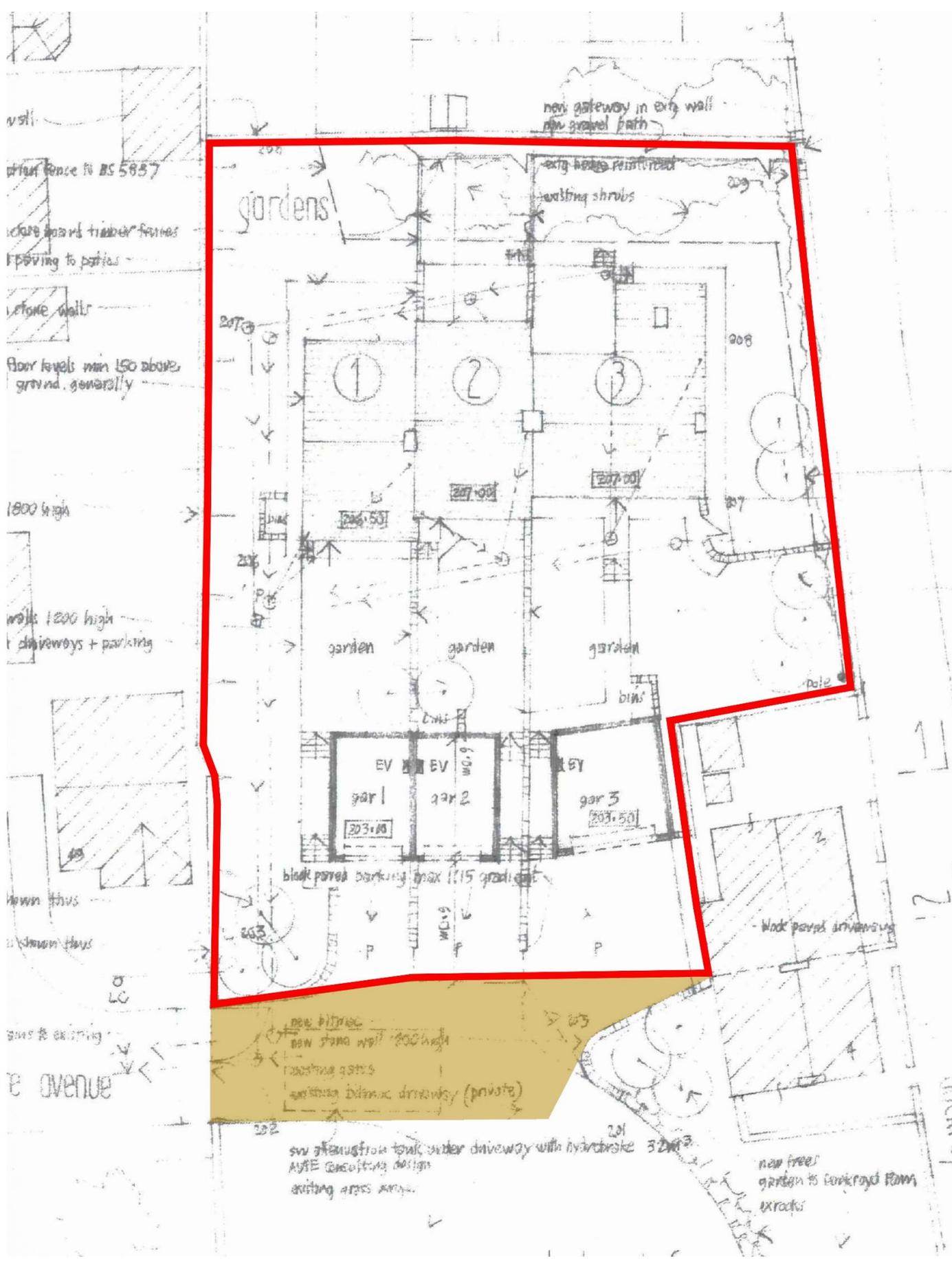
Approximate total gross internal floor area – 135.5 m² (1458 ft²)

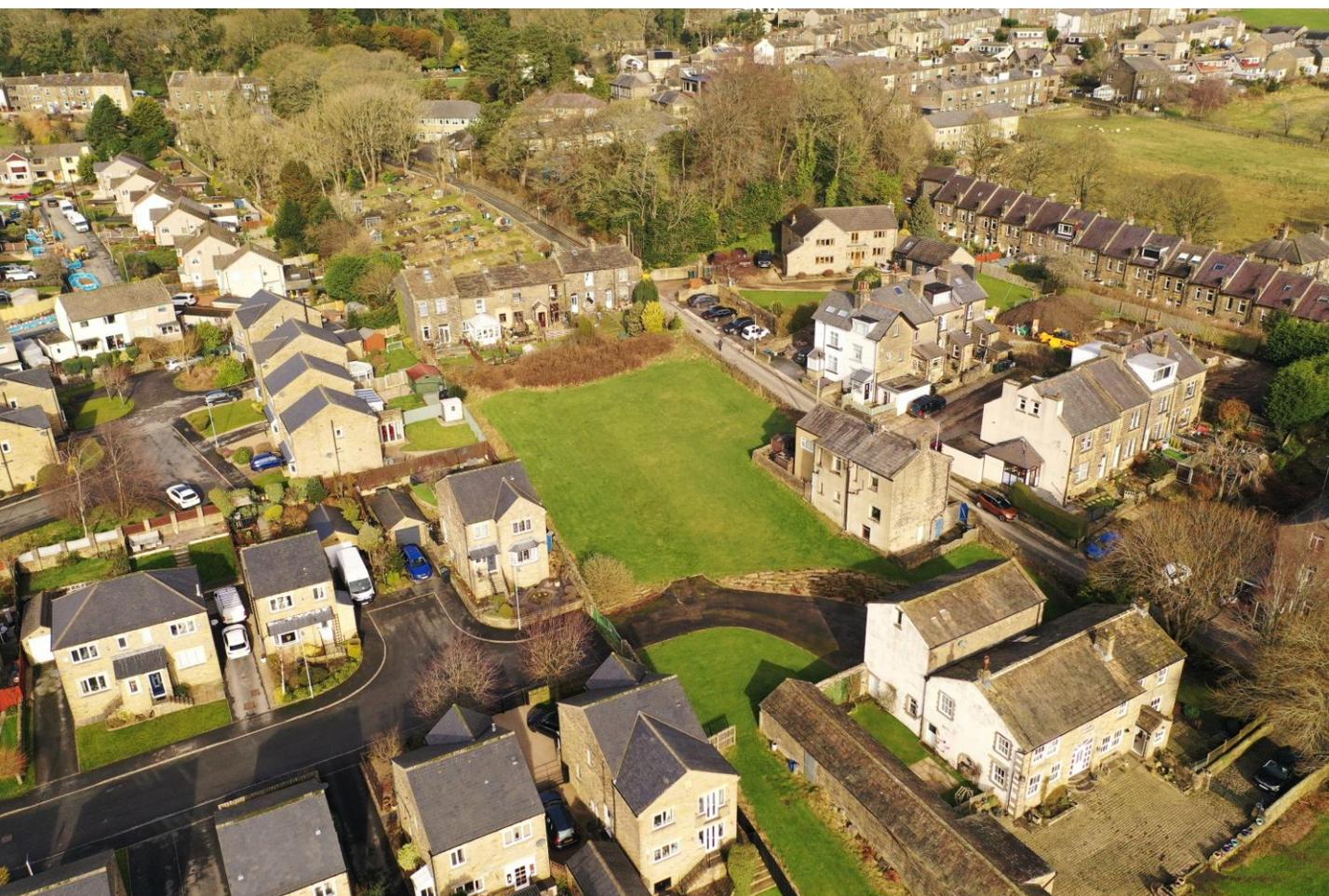
As part of the approved scheme each property has a garage, private parking and gardens.

Agents Notes

1. The purchaser and their successors in title will be granted a right of way for access purposes over the route shown coloured brown on the plan.
2. The purchasers will be granted rights to undertake works on the land shown coloured brown to enable the implementation of planning Permission 24/04167/FUL, including the laying of service pipes, cables, conduits and attenuation infrastructure.
3. Where possible, rights and easements will be granted over the vendors retained land to enable services to be connected to the site.
4. The number of dwellings to be constructed on the land being sold will be limited to a maximum of three.
5. On completion of the development and associated works within the brown coloured area, the existing private drive will be resurfaced in tarmac at the sole expense of the purchaser and the purchaser and their successors in title will contribute to the future repair and maintenance of the drive, according to uses.







Services

There are no services to the site. Prospective purchasers are responsible for making their own enquiries.

Tenure

Freehold. Vacant possession on completion.

Viewings

By appointment with the agents.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From the roundabout in Keighley at the junction of High Street with bridge Street take the exit signed to Oakworth (B6143) and continue on Oakworth Road for about 2 miles to the mini roundabout in Oakworth. Continue straight across for a further 300 metres before turning left onto Providence Lane and follow down the hill for about 400 metres, turning left onto Pasture Avenue. Continue to the end of Pasture Avenue where the site can be found beyond the gates to the left. A for sale sign has been erected.

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

info@david-hill.co.uk

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