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DAVID HILL



‘The Stables’ Lees Moor Keighley BD21 5QF

An exciting opportunity to create a contemporary statement home from a modern building which has permission under 'Permitted Development Class Q' for conversion to form a substantial four bedroom residence together with about 1.70 acres of land.

Attractive rural position with super views over the Worth Valley conveniently located for access to the larger local business centres.

Additional land available separately

Guide Price £295,000

‘The Stables’ Lees Moor Keighley BD21 5QF

• Keighley 3 miles • Bingley 4 miles • Skipton 13 miles • Colne (M65) 12.5 miles • Bradford 9 miles • Leeds 24 miles

Location

The Stables is situated between the villages of Harden and Haworth in the small hamlet of Lees Moor. The vibrant and diverse town of Keighley is about 3 miles to the north offering a wide range of services and amenities including shops, supermarkets, bars, restaurants, a leisure centre, golf course and schooling for all ages. There are regular services by rail to Skipton, Bradford and Leeds and good access to the wider road networks to North and West Yorkshire and east Lancashire.

Description

This extremely interesting opportunity comprises a substantial modern building which is set nicely back from Bingley Road being accessed via a shared private track. The building enjoys a slightly elevated setting bordering open countryside with fabulous far reaching views across the Worth Valley.

The approved scheme provides for the removal of one building and the conversion of the remaining building to form an impressive four bedroom family residence with spacious accommodation including a contemporary open plan living/dining/kitchen space.

The accommodation is laid out on one level briefly comprising the following; Ground Floor: Hall, open plan living/kitchen/dining space, utility, bathroom and four bedrooms, two of which are ensuite.

Approximate gross internal floor area 202sqm (2174sqft)

The property is accessed from the lane via a private gated entrance which opens into a good sized yard with ample space for provision of parking. The land immediately surrounding the buildings will provide for gardens, beyond which is land extending to about 1.70 Acres which provides control over the immediate outlook but will also appeal to those with equestrian and hobby farming interests.

Planning

The proposed scheme was initially approved by Bradford Metropolitan Council on the 28 September 2018 under Application No: 18/03383/PAR.

The resubmission of the above scheme was approved by Bradford Metropolitan Council on the 09 July 2024 under Application No: 24/01704/PAR.

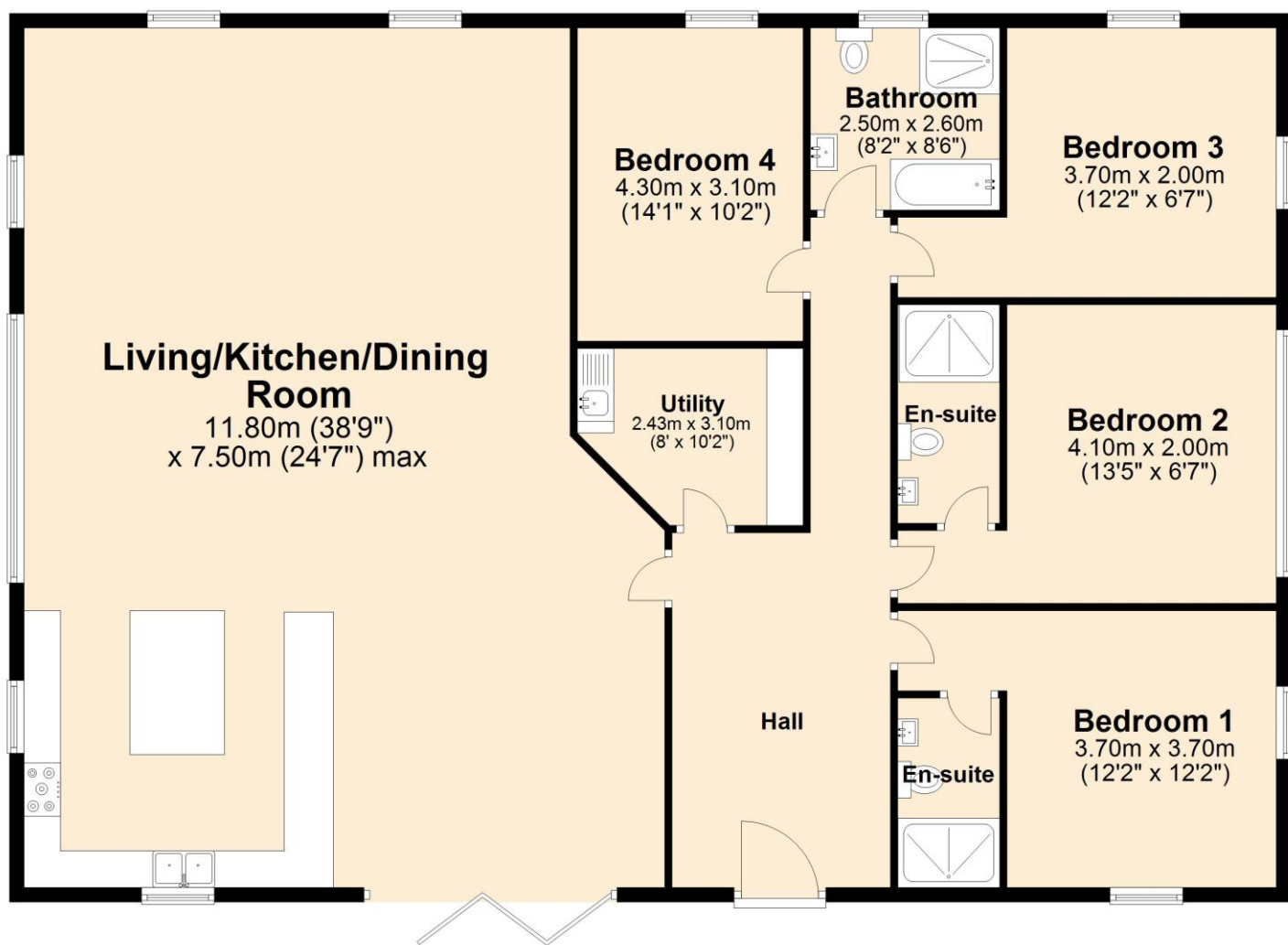
*NOTE: To secure the current approved scheme, the development must be **completed** by 08 July 2027*

Electronic copies of the approved plans and decision letter are available on request from the agents.

Agents Notes

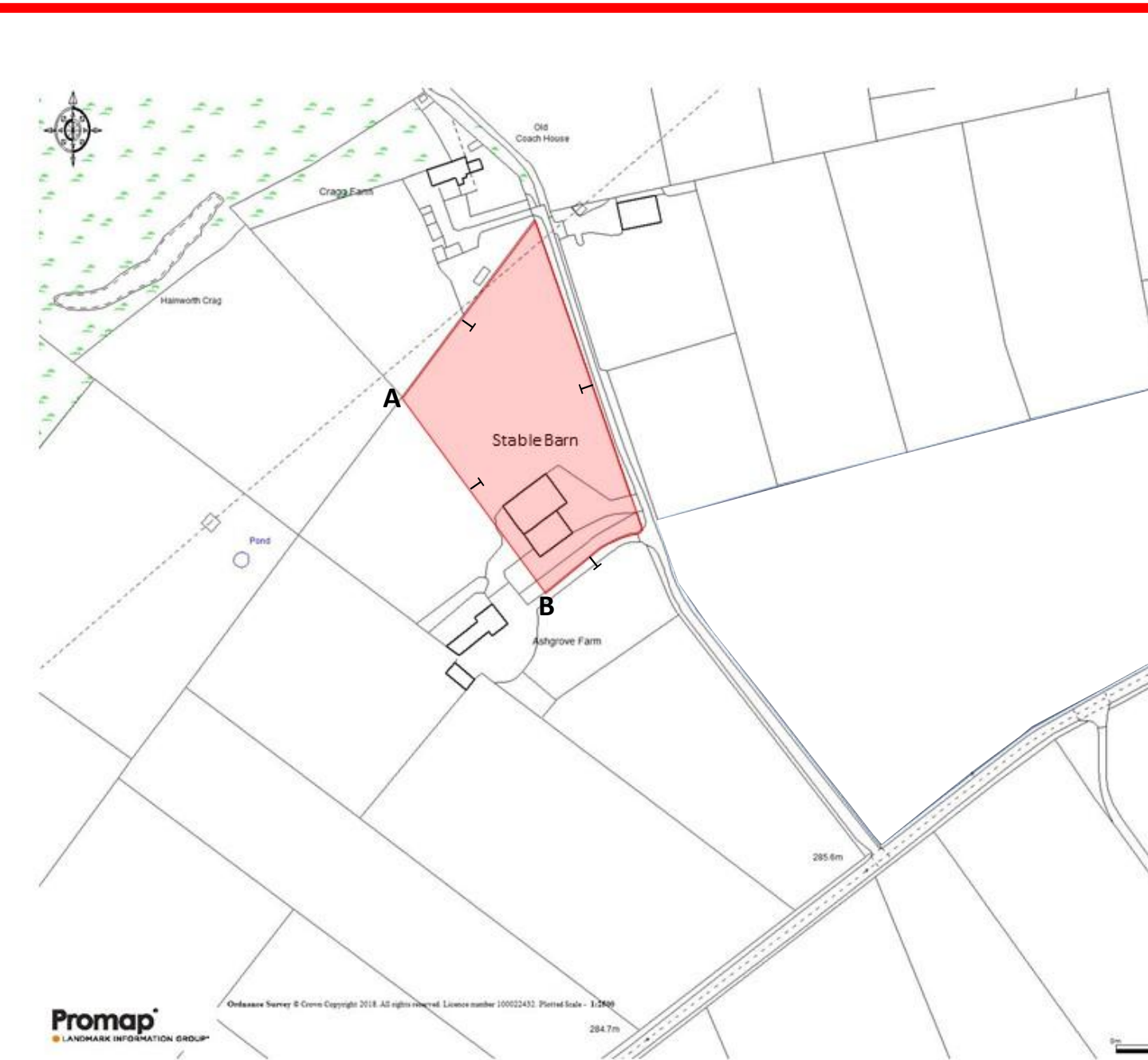
1. The larger farm building which is to be removed as part of the approved scheme is specifically excluded from the sale. This building will be removed from the property by the vendor at his expense within two months of completion of the sale.
2. The purchaser will erect a new timber post and five rail fence along the new boundary line between points AB following the removal of the additional farm building by the vendor.





Approved Ground Floor layout





Services

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

Tenure

Freehold. Vacant possession on completion.

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

On leaving the A629 at Cross Roads proceed along Bingley Road towards the 'The Country Manor' public house on your left. Continue for approximately 0.5 miles and turn left onto the unmade lane. Continue on the lane where Stable Barn can be found at the second gate on the left.

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

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