

Bradford Office

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Ilkley Office

The Estate Office
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Keighley Office

Temple Chambers
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FOR SALE

Residential Development Site
With Planning Permission for 6 Units
to include 12 Car Parking Spaces



OFFERS INVITED

- **Enviably Village Location**
- **Conservation Area**
- **Planning Permission Granted**
- **Ready for Immediate Start**

GREENGATE, SILSDEN, BD20 9LA

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Location

Silsden lies on the River Aire and Leeds Liverpool Canal midway between Keighley and Skipton. It is immediately accessible via the A629 which provides fast road links throughout Airedale. A Railway Station at nearby Steeton provides connections to Leeds, Bradford and beyond on the Airedale Line. Silsden is a popular residential location recently favoured by national and regional house builders including Barrett and Skipton Properties both with schemes currently under construction.

The subject site is attractively situated in the village centre within walking distance of amenities including friendly independent shops, cafes, pubs, restaurants and a Coop Supermarket. For sport there are local cricket and football clubs and for lovers of the great outdoors Wharfedale and the Yorkshire Dales are both on the doorstep.

The site is accessible via Greengate which lies immediately off Bridge Street and Skipton Road. It sits within the towns conservation area and is surrounded by older housing.

Description & Planning

The site currently comprises industrial buildings and external amenity being the former business premises of A & A Lampkin Ltd.

Planning permission has been granted by Bradford Council (18/05099/FUL) for conversion of the existing building to form 3 dwellings and demolition of the existing single storey extensions and construction of 3 new build dwellings.

The planning permission is subject to conditions and documents are available for inspection on the planning portal.

<https://planning.bradford.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

We are informed that the planning permission has been implemented following commencement of works on site.

The 3 conversion dwellings are planned across 3 floors and propose 3 bedroomed accommodation. The 3 new build dwellings are planned over 2 floors and again propose 3 bedroomed accommodation.

Externally there is provision for 12 car parking spaces.

Accommodation Proposals

Conversion

Unit 1 913.9 sqft
Unit 2 907.4 sqft
Unit 3 912.8 sqft

New build

Unit 4 858.9 sqft
Unit 5 751.5 sqft
Unit 6 858.9 sqft

Services

We understand that all main services are available from Greengate. We do however recommend that purchasers satisfy themselves with regards services prior to any commitment.

Terms of Sale

Unconditional offers for the freehold are invited

VAT

To be confirmed.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.



www.hayfieldrobinson.co.uk



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Site Plan

