

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Two Storey Barn with Parking  
& Planning Permission for Conversion  
2,350 sqft (218 sqm) approx.  
With Adjoining 2 Bedroomed Cottage



**GUIDE PRICE - £170,000**

- **Two storey barn with 3 phase electric - suitable for a variety of uses**
- **Adjoining 2 bedroomed cottage**
- **Parking**
- **Planning permission has been granted on the barn for conversion to two 4 bedroom dwellings 24/02668/FUL**

**6 & 10 ROYD LANE, BEECHCLIFFE, KEIGHLEY, BD20 6BJ**

# 6 & 10 ROYD LANE, BEECHCLIFFE, KEIGHLEY, BD20 6BJ

## Location

The property is situated amidst residential surroundings to the immediate north of Keighley town centre. The town centre and its amenities are within easy reach.

## Description

The property offers two storey accommodation with single storey extension to the rear and lean-to store to the side. The property benefits from a platform lift. The accommodation has been used as a workshop for many years and in our opinion can continue to be used for such use.

There is a small parking area to the front and garden area to the rear. In addition there is an adjoining 2 bedroomed back-to-back cottage which following modernisation can be brought back into beneficial use.

## Accommodation

### Barn Accommodation

#### Ground Floor

Open plan works area to include single storey rear extension and side lean-to  
1,316 sqft

#### First Floor

Open plan works area  
1,050 sqft

#### External

Grassed area to the rear and small parking area to the front.

### Cottage Accommodation

#### Ground Floor

Living room  
Kitchen

#### First Floor

Bedroom 1  
Bedroom 2  
Bathroom

The property is in need of repair and modernisation

## Rateable Value/Council Tax

We have been informed via the Valuation Office Agency Website that the subject property is entered in the 2026 non domestic rating list as follows:

Description: Workshop & Premises

Rateable Value: £7,200

Uniform Business Rate for 2026/2027: £0.432

\*\*Small business rate relief may be available to some occupiers. Further enquires should be directed to Bradford Council 01274 437744

6 Royd Lane has a Council Tax Banding of A

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

Planning permission has been granted for change of use of workshop into two dwellings - [24/02668/FUL | Change of use of workshop into two dwellings | 10 Royd Lane Keighley West Yorkshire BD20 6BJ](#)

## Guide Price

£170,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0558-8053-7274-6431-8934>

## 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.

## Legal Costs

Each party will be responsible for their own legal cost incurred.

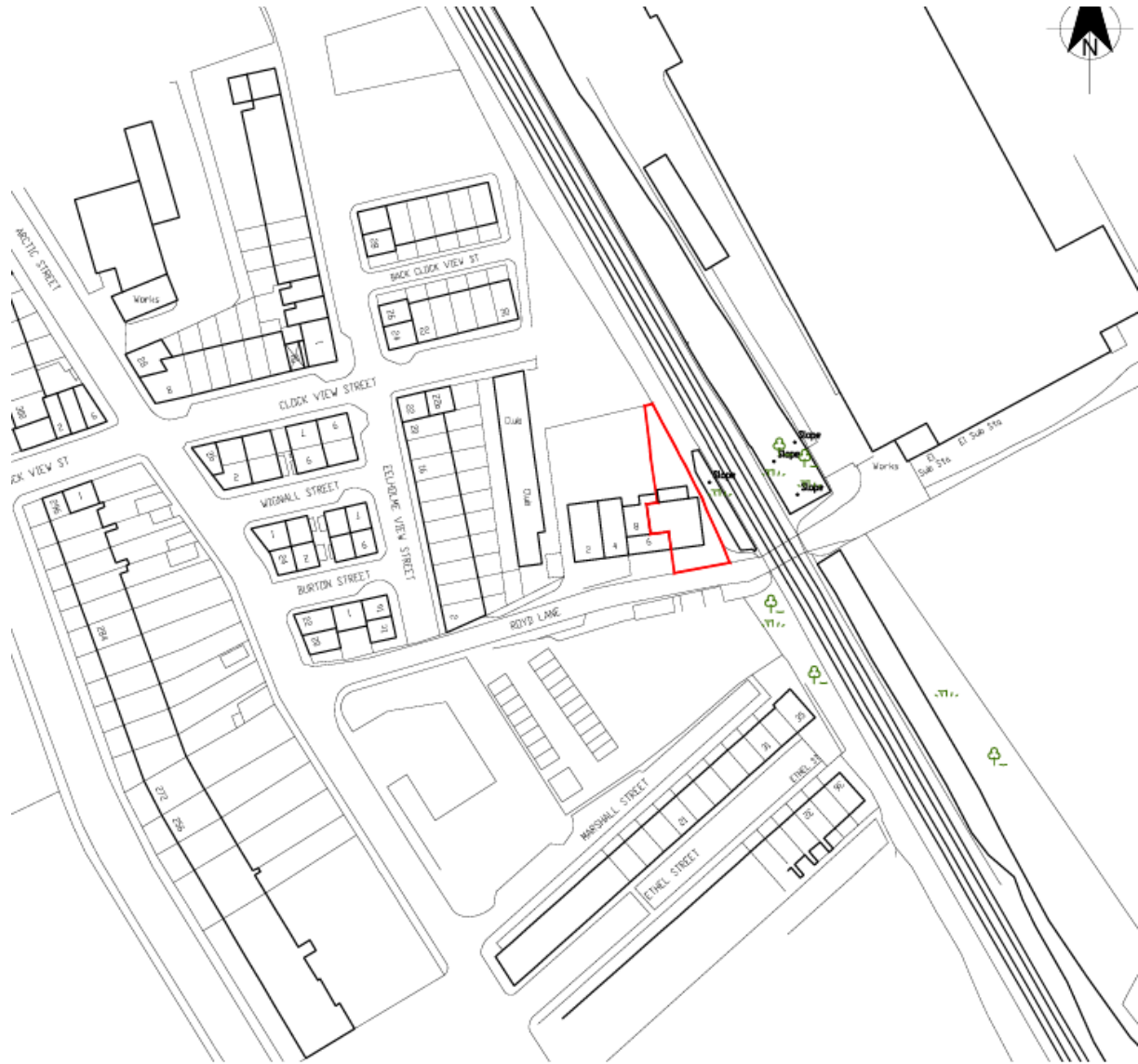
## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

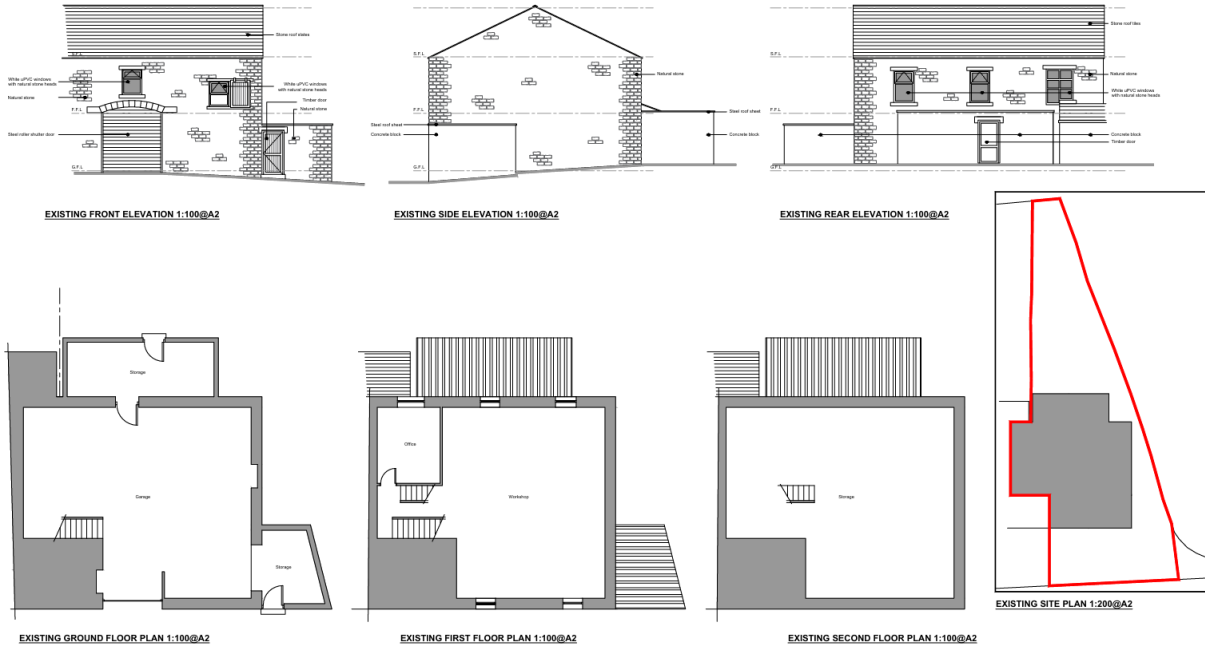
Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)



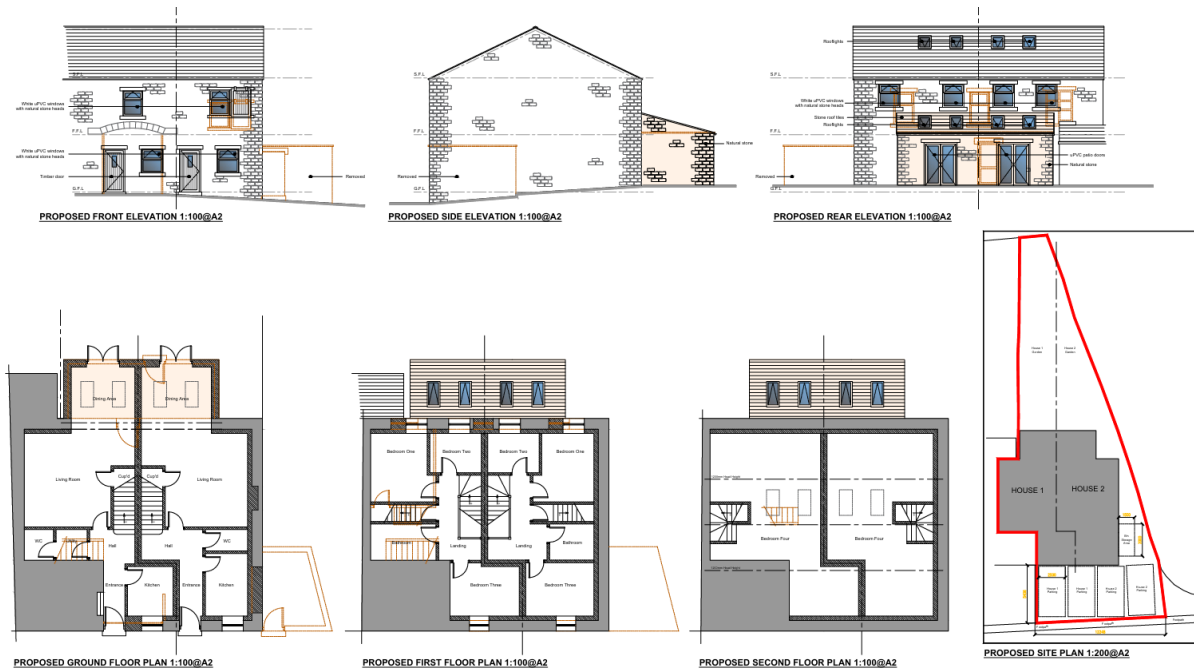
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## Existing Plans



## Proposed Plans



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