

**KEIGHLEY OFFICE**

Temple Chambers, Russell Street,  
Keighley BD21 2JT  
Tel: 01535 600097 Fax: 01535 665975

**BRADFORD OFFICE**

2 Festival Square, Peckover Street,  
Little Germany, Bradford BD1 5BD  
Tel: 01274 744999 Fax: 01274 744949



**Hayfield  
Robinson**  
PROPERTY CONSULTANTS

# FOR SALE

Excellent opportunity to purchase a site of a little over 1 acre with potential for residential development subject to planning permission being obtained



**BRADFORD ROAD, SANDBEDS, KEIGHLEY**

# BRADFORD ROAD, SANDBEDS, KEIGHLEY

## Location

The site is situated adjacent to the B6265 midway between Keighley and Bingley and only a short drive from the A650 giving easy access to Bradford, Keighley and Skipton. Of particular appeal is the Leeds Liverpool canal which is situated to the rear of the site.

The immediate surroundings are a mix of older generation and more recently built housing.

## Description

The site extends to a little over 1 acre and currently comprises the former Church of Christ The King which is no longer in use or occupation.

Planning permission has been obtained on the site for the demolition of the existing building and redevelopment for a care home. We must however stress that our client is not selling the site for onward development as a care home and this will be a condition of any sale.

We do consider that the site offers great potential for residential development although this would be subject to planning permission being obtained.

The site extends to a little over 1 acre (0.41 hectares) and is clearly depicted in the plans attached to these particulars.

## Planning

Planning permission was granted by City of Bradford Metropolitan District Council on the 2<sup>nd</sup> April 2012 (numbered 11/06063/FUL) for the demolition of existing building and redevelopment of the site for a care home. We must however stress that the site is being sold on condition that a care home is not built on the site.

A copy of the planning consent notice is attached to these particulars simply for information.

A rare opportunity in our view to acquire a building site with residential potential.

## Guide Price

£700,000

We acknowledge that interested parties may wish to seek planning permission prior to commitment and our client is happy to discuss subject to planning proposals.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe or Lesley Scott at our Keighley Office – 01535 600097/07966 300501

[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

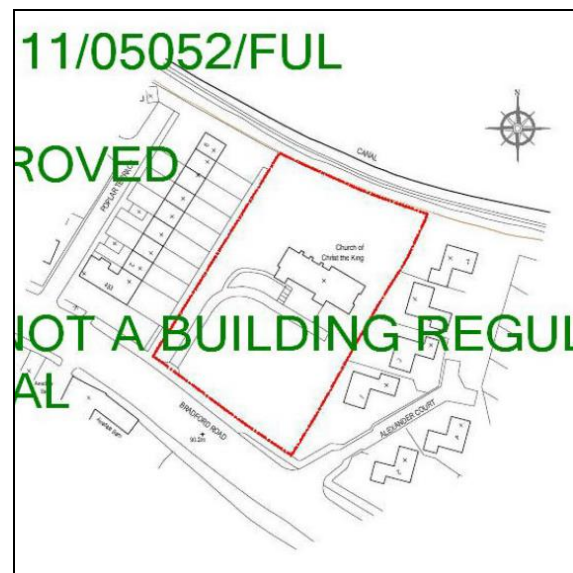
[lesley@hayfieldrobinson.co.uk](mailto:lesley@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616

[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

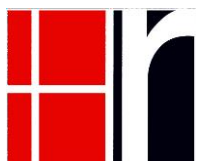
Justin Robinson – 07966 336617

[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)



[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



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### City of Bradford Metropolitan District Council

[www.bradford.gov.uk](http://www.bradford.gov.uk)

Application No: 11/05052/FUL

09/PLZ

TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (APPLICATIONS) REGULATIONS 1988

Mr John Kennedy  
P & B Kennedy Holdings Ltd  
C/O Mr Will Charlton  
Brooke Smith Planning  
The Cloisters  
12 George Road  
Edgbaston  
Birmingham  
West Midlands  
B15 1NP

#### GRANT OF PLANNING PERMISSION SUBJECT TO A S106 AGREEMENT

Proposal: Demolition of existing building and redevelopment of the site for a care home.  
Location: Church Of Christ The King Bradford Road Sandbeds Keighley West Yorkshire  
Applicant: Mr John Kennedy  
Date Application Received: 8 November 2011  
Date Application Valid: 10 November 2011

City of Bradford Metropolitan District Council hereby gives notice of its decision to GRANT planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application, subject to the following schedule of conditions:

#### CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2.

3. The development hereby approved shall only be carried out in accordance with the following plans:-

Date of Issue:  
2 April 2012  
APO  
Page 1 of 8

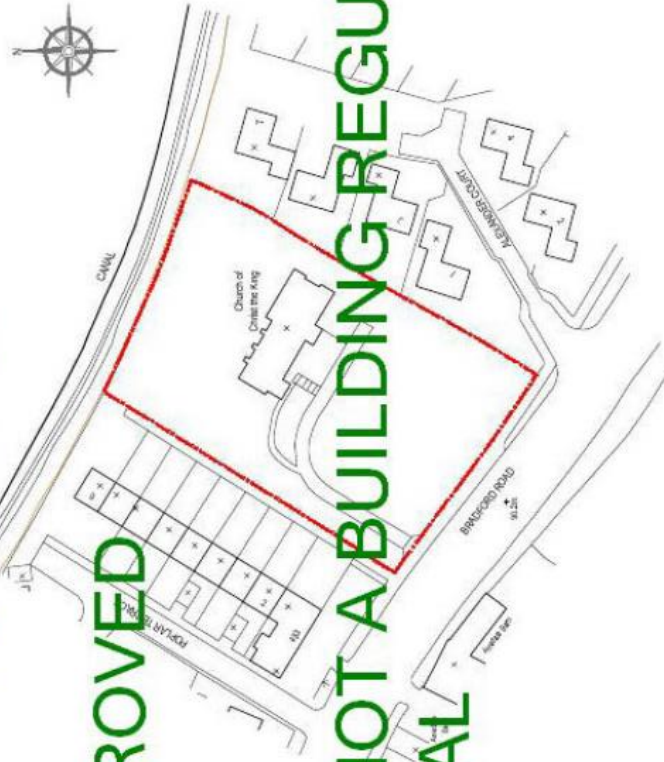
Julian Jackson, Assistant Director (Planning, Transportation and Highways)  
Department of Regeneration and Culture

NOTE: Any enquiries regarding this notice should be made to the appropriate Area Planning Office

# City of Bradford MDC Planning

## APP NO: 11/05052/FUL

### APPROVED



# THIS IS NOT A BUILDING REGULATIONS APPROVAL

#### PLANNING ISSUE

PROPOSED CARE HOME  
BRADFORD ROAD, RIDDESSEN

CHN4 FEB KENNEDY HOLDINGS

SITE LOCATION PLAN

3852076.PL11  
DATE: 11/05/11 BY: M/AM/CL/AN Checked: AD  
CND No: 11/05052/FUL

Plans to be taken from the records of the Commission for the Environment

Watson Batty Architects Limited  
25 West Wall, Stone Road  
Barnsley, South Yorkshire S70 2JZ  
T: 01482 624 485  
F: 01482 622 390  
E: enquiries@watsonbatty.com  
W: www.watsonbatty.com

**WATSON BATTY**  
ARCHITECTS

