DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Land Adjacent to, Old Road, Denholme, Bradford, BD13 4DJ

A superb opportunity to purchase a superb building plot having outline planning consent for the construction of ten dwellings with parking and gardens, delightfully situated within the popular village of Denholme.

Application Number 24/03110/MAO

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
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Land Adjacent to, Old Road, Denholme, Bradford, BD13 4DJ

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £400,000

- Building plot for sale
- Convenient central location
- Outline Planning permission for ten dwellings
- Superb popular village location
- Application Number 24/03110/MAO







General remarks

A superb opportunity to purchase a development plot having outline planning permission for ten dwellings with gardens and parking enjoying and superb location in the centre of the village. The consented site will appeal to a wide variety of potential investors and developers alike and an early inspection is fully recommended.

The site is delightfully situated in the popular village of Denholme also in close proximity to the villages of Oxenhope and Cullingworth all of which are well served by good local shops, amenities, recreational areas well respected primary schools.

The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.


SLOW

Directions

Approaching Denholme from the Cullingworth and Keighley direction continue through the village along Keighley Road on the A629. In the centre of the village take a left turn onto Old Road and the property will be seen on the right hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band NA

Tenure, Services & Parking

- Freehold
-

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: BIN260018

Contact us
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