



Guide Price £200,000

- Exciting opportunity
- Building plot with planning permission for detached two bedroom home
- Good sized garden plot, driveway parking and garage
- Desirable location close to Ben Rhydding's amenities and train station
- Viewing strictly by appointment only

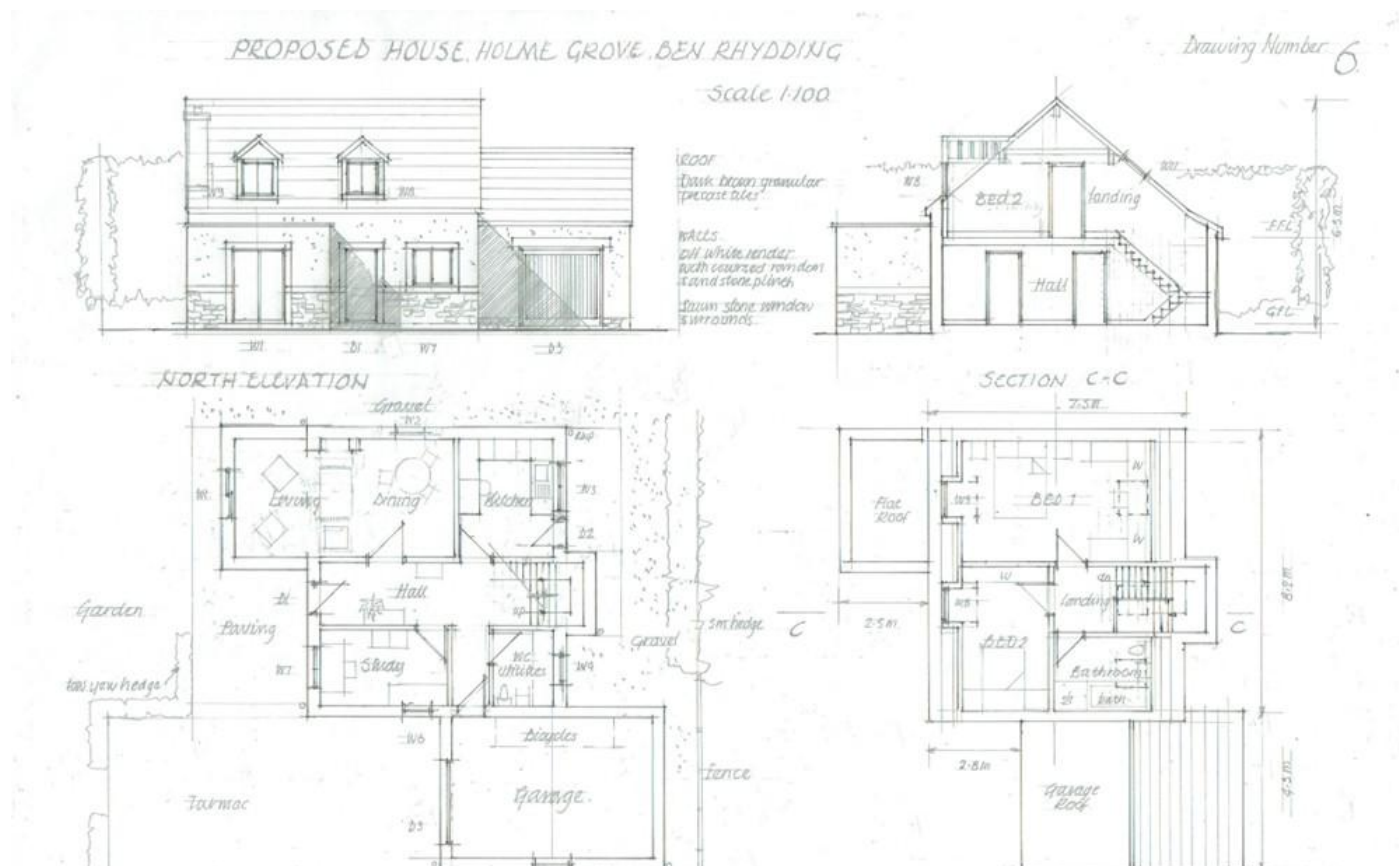
Building Plot, Holme Grove, St. Johns Road, Ilkley

An exciting opportunity for both self-build and developers alike to purchase a plot with planning permission passed for a two bedroom home (Ref. 23/04141/FUL) with good sized garden located on this highly desirable address only a moment's walk from the amenities and transport links of Ben Rhydding.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS

Tel: 01943 600655

Email: ilkley@dacres.co.uk



Building Plot, Holme Grove, St. Johns Road, Ilkley, West Yorkshire, LS29 8QT

Harrogate 16 miles, Skipton 11 miles, Leeds 16 miles (all distances approximate)

General remarks

This is an exciting and rare opportunity to purchase a plot with full planning permission for a stylish two bedroom detached home with good sized garden positioned on this excellent address ideally placed for access to both Ben Rhydding and Ilkley.

The planned accommodation includes to the ground floor an entrance hall, cloakroom/utility room, study, breakfast kitchen, spacious living/dining area opening to the garden, and the convenience of access to the garage. To the first floor are two double bedrooms, and a house bathroom. Outside there is driveway parking giving access to the garage. The property sits within good sized private garden.

Set towards the eastern side of Ilkley, Ben Rhydding is very much a community within its own right with a range of local amenities including everyday shops, a parish church, primary school, popular pub/restaurant and even a 'Metro' railway station from where there are frequent services throughout the day into the local cities of Leeds and Bradford. The main centre of Ilkley is only a mile or so

distant and is well known for its first class shopping and excellent choice of restaurants, tearooms and wine bars which cater for a busy social round. There are excellent community facilities including The Winter Gardens, a theatre and even an independent local cinema and sports clubs cater for a huge array of interests. The town occupies a beautiful location in the heart of Wharfedale with both the moors and riverside offering many an opportunity for lovely walks and outdoor pursuits.

For more details please contact Paul Wilson on 01943 885401. Planning documents can be accessed at <https://planning.bradford.gov.uk/online-applications/Ref.23/04141/FUL>.

Please note: due to the existing property being occupied, viewing is strictly by appointment only.

Directions

From our offices on The Grove in Ilkley town centre, proceed in an easterly direction past the railway station and Tesco supermarket onto Springs Lane and then Bolling Road. Proceed along Bolling Road passing Wharfedale Drive and Parklands on the left hand side and then after Ben Rhydding Primary School turn left onto St. John's Road, where the property will be found after a short distance on the right hand side.

What3words pinch.napkins.rant

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band TBC

Tenure, Services & Parking

- Freehold
- Services TBC
- Parking – approved plans for off street driveway parking and garage.

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.

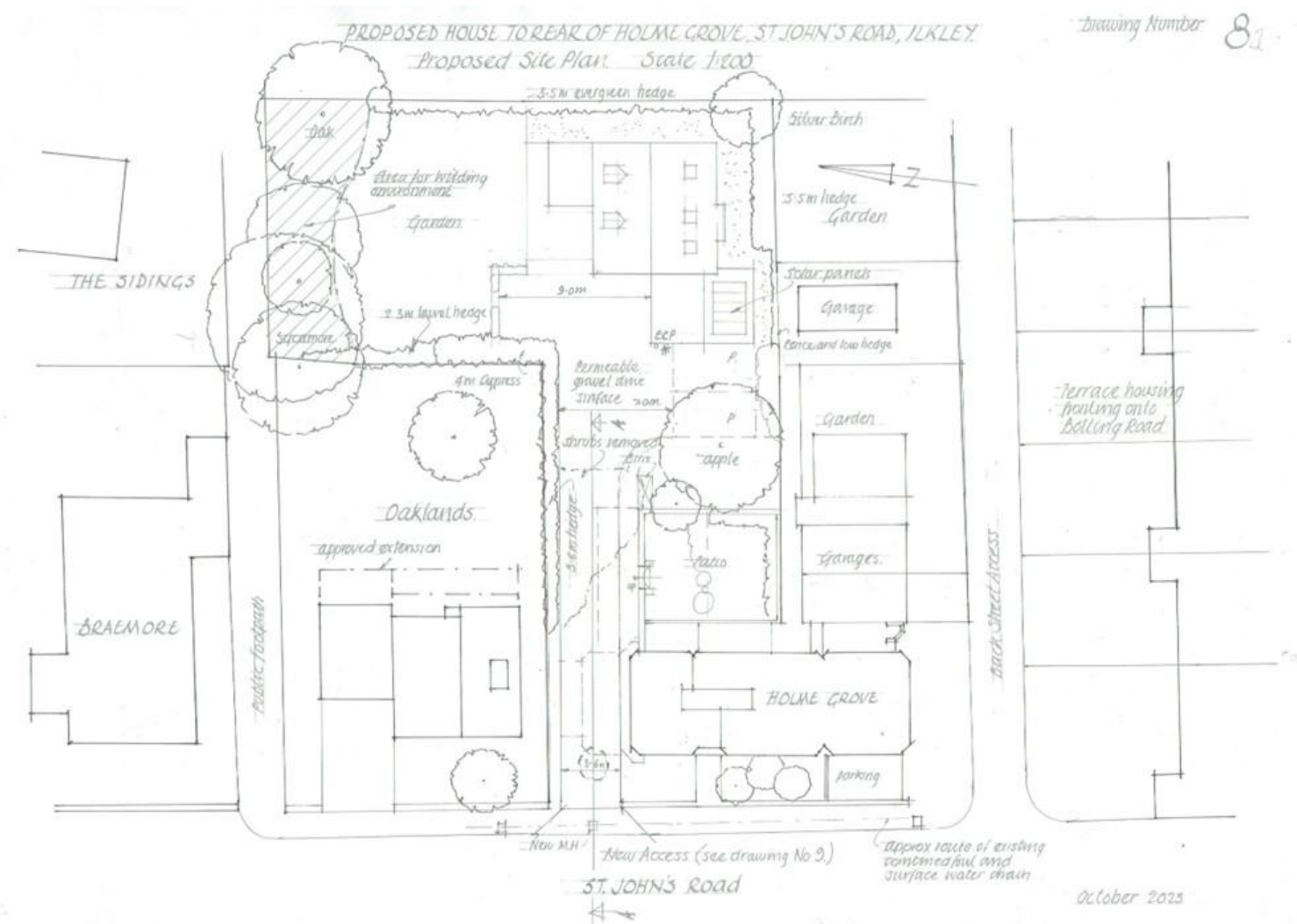
Referral fees

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: ILK170384



Floorplans



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.

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