



109 Little Lane, Ilkley

An exciting opportunity to purchase a generous plot with planning permission granted for demolition of a detached dwelling and construction of a detached property and two semi-detached properties (Ref.24/03706/FUL) within convenient walking distance of Ilkley town centre and transport links.

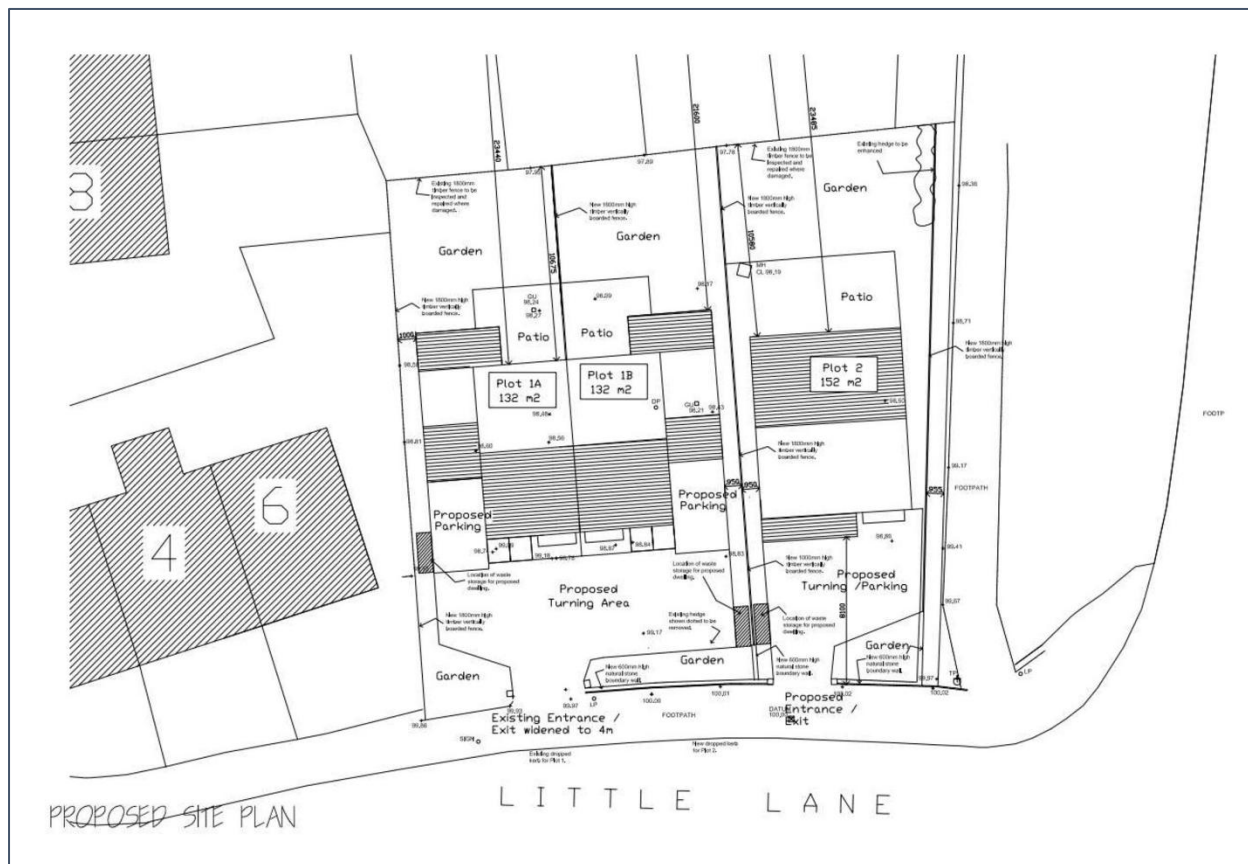
Guide Price £450,000

- Exciting opportunity
- Building plot with planning permission for one detached dwelling and pair of semi-detached dwellings (Ref.24/03706/FUL)
- Good sized plot
- Convenient location, within walking distance of Ilkley town centre and transport links

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109 Little Lane, Ilkley, West Yorkshire, LS29 8JQ

Skipton 10 miles, Leeds 16 miles, Harrogate 17 miles
(all distances approximate)

General remarks

This is an exciting and rare opportunity to purchase a plot with full planning permission for demolition of a detached two-storey dwelling and construction of one detached dwelling and a pair of semi-detached dwellings.

The plot is ideally placed in this convenient location, close to both Sacred Heart and Ashlands Primary School and within walking distance of Ilkley town centre with a wide range of amenities and transport links.

The planned accommodation to the detached property includes to the ground floor an entrance porch, living room, kitchen and dining room, utility, WC and an integral garage. To the first floor are four bedrooms with the primary have an en-suite shower and house bathroom.

The two semi-detached properties, have at ground floor level, an entrance porch that opens to the living room, dining kitchen, opening to a utility room with a WC and a garage. On the first floor, the properties have four bedrooms and a house bathroom.



Standing in the heart of Wharfedale's unspoilt open countryside and famous moors, Ilkley is an understandably popular and thriving former Victorian spa town combining a highly desirable living environment with good accessibility for the West Yorkshire business commuter – having frequent services throughout the day into both Leeds and Bradford from Ilkley's central railway station. The town is also well provided for in terms of everyday amenities, with a first-class shopping environment being complemented by a broad choice of restaurants and wine bars, along with social and cultural amenities. For the more sporting minded there are a number of clubs including those catering for golf, rugby, tennis and squash, whilst the town enjoys a number of well-regarded primary schools and popular grammar school.

Directions

From our office in the centre of town, proceed down Brook Street and take the first right onto Railway Road passing Boyes department store on the left and the entrance to M&S on the right. Continue ahead to the T junction and bear right onto Little Lane. Continue past the fire station and after a short distance the property will be found on the left hand side, immediately before Sacred Heart Primary School.

What3words: messing.pixel.headsets

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band D – existing house. TBC for proposed properties.

Tenure, Services & Parking

- Freehold
- Services TBC
- Garaging in proposed plans.
- Planning documents can be accessed at <https://planning.bradford.gov.uk/online-applications/> Ref.24/03706/FUL)

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](https://www.gov.uk/check-for-flooding-in-england)

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

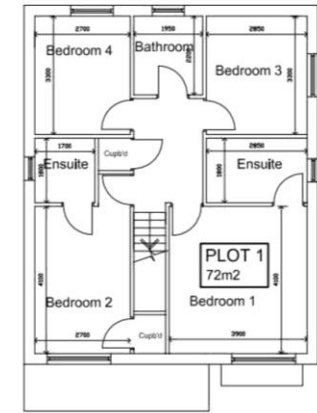
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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: ILK260188

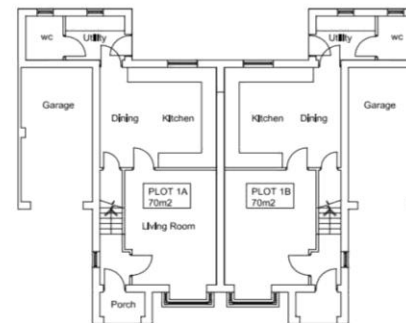


GROUND FLOOR PLAN

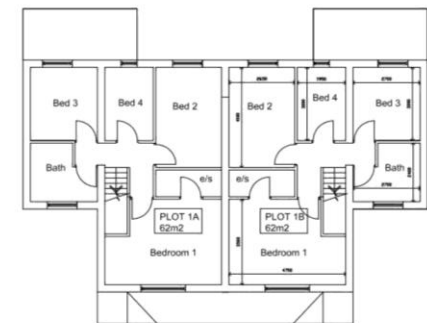
PLOT 2- 152m2



FIRST FLOOR PLAN

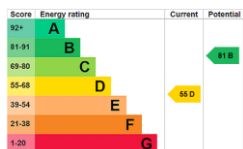
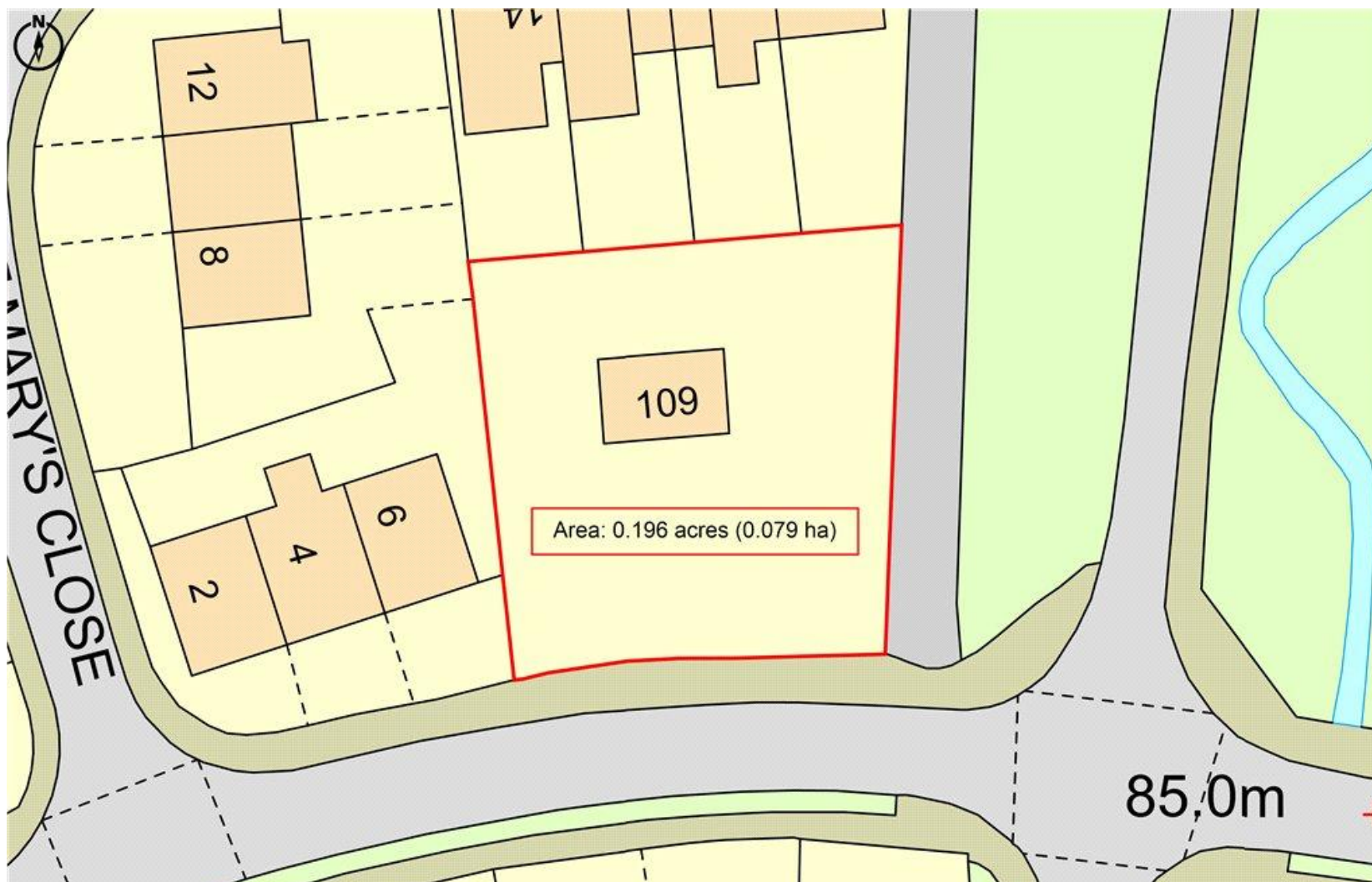


GROUND FLOOR PLANS



FIRST FLOOR PLANS

PLOT 1A and 1B- 132m2



(Existing house)

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