



Building Plot at Sandbeds House, Trough Lane, Denholme, BD13 4NA

A splendid and rare opportunity to purchase a unique "Grand Design" project. A building plot with planning permission for a stunning and contemporary five-bedroom detached home standing in gardens and land extending to approximately 1.4 acres enjoying far-reaching views, situated within a popular village location.

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Building Plot at Sandbeds House, Trough Lane, Denholme, BD13 4NA

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

Guide Price: £280,000

General Remarks

A unique opportunity to purchase a substantial building plot having planning permission for a five-bedroom detached home enjoying excellent views towards the open countryside and beyond. The building plot will almost certainly appeal to a wide variety of potential buyers and an early inspection is fully recommended.

The proposed living accommodation will be planned over two floors and will comprise, reception hallway with cloaks/utility room, open plan lounge, dining area and dining kitchen with family area, snug or sitting room and bedroom with en suite. First floor Master bedroom with en suite, guest bedroom with en suite, two further bedrooms and house bathroom. Outside formal gardens, allocated parking and land extending to approximately 1.43 acres.

The building plot forms part of an exclusive development of three high quality homes with the Farmhouse and Barn recently completed. All enjoy far reaching views towards the open countryside and beyond.

The properties are delightfully situated on the edge of 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.

Accommodation

- Building plot for sale
- Planning permission for a detached property
- Grand design project
- Five-bedroom home
- Gardens and Land extending to 1.43 Acres
- Far reaching views
- Popular village location

1. We have been informed by the vendor that there is a public footpath which runs down the main driveway into the fields.
2. We have been informed by the vendor that the site is already supplied by New Mains Electric, New Mains Water and a New private septic tank for drainage. The three properties will be responsible for the management of the septic tank.
3. Please note there is a right of access to the side of the property along the unmade track into the fields to the bottom of the development. See agent for further details.
4. We have been informed by the vendor that the Bat survey, Archaeological survey, Phase 1 & 2 ground surveys have been completed. Please see the agent for further details.



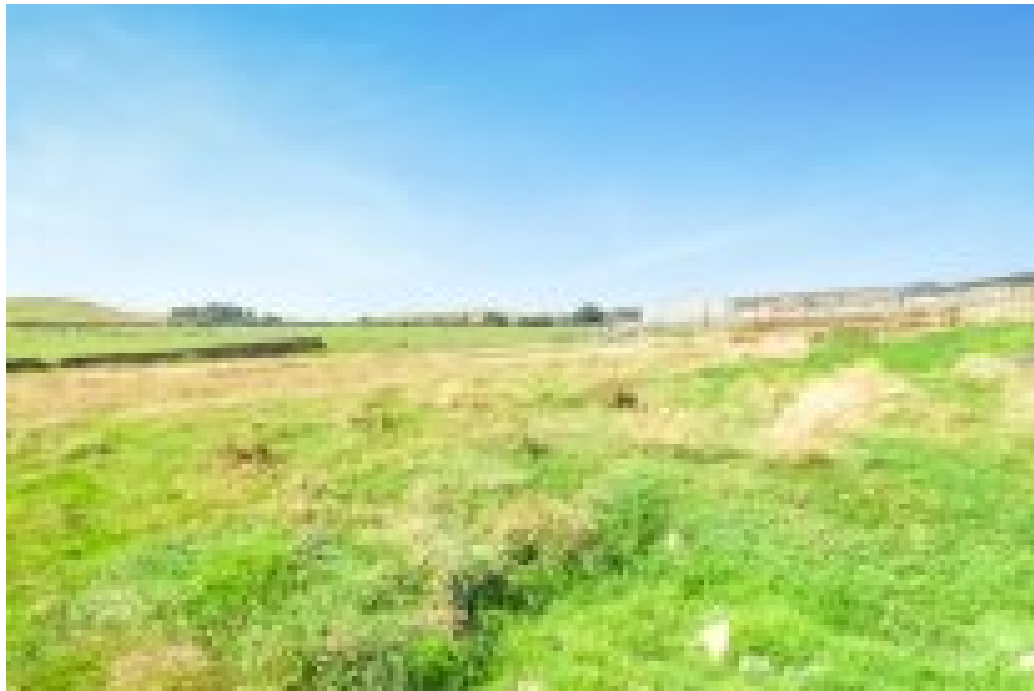




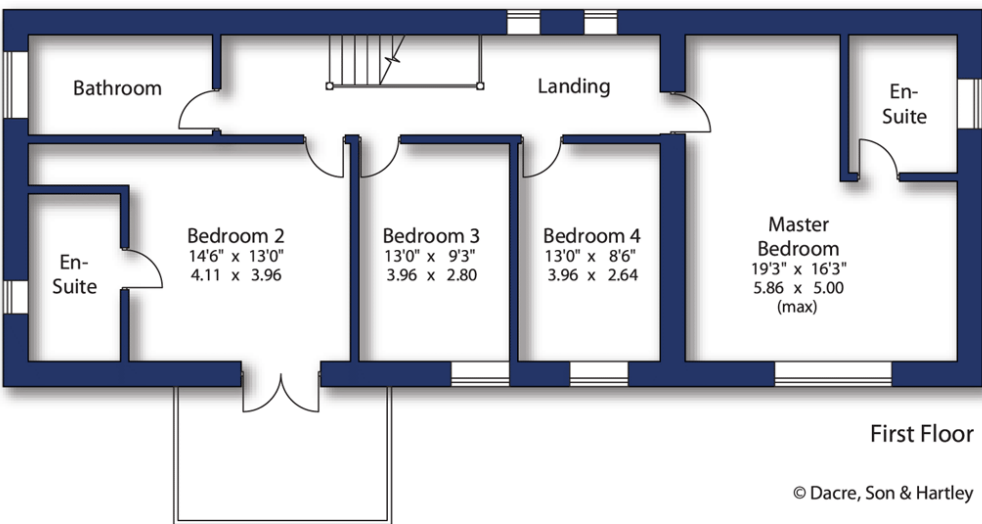
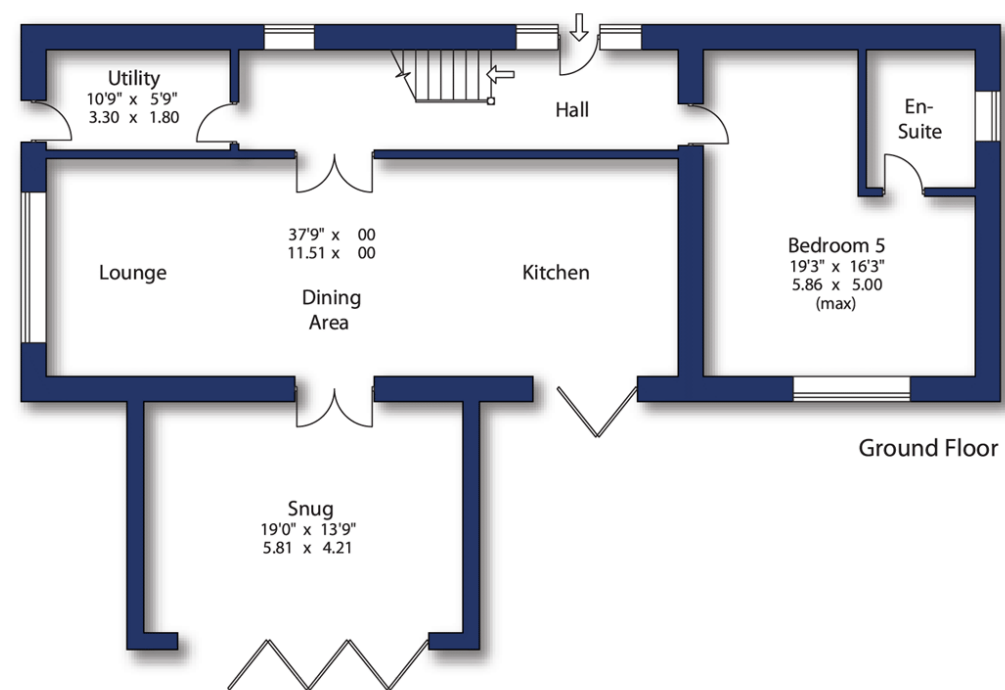


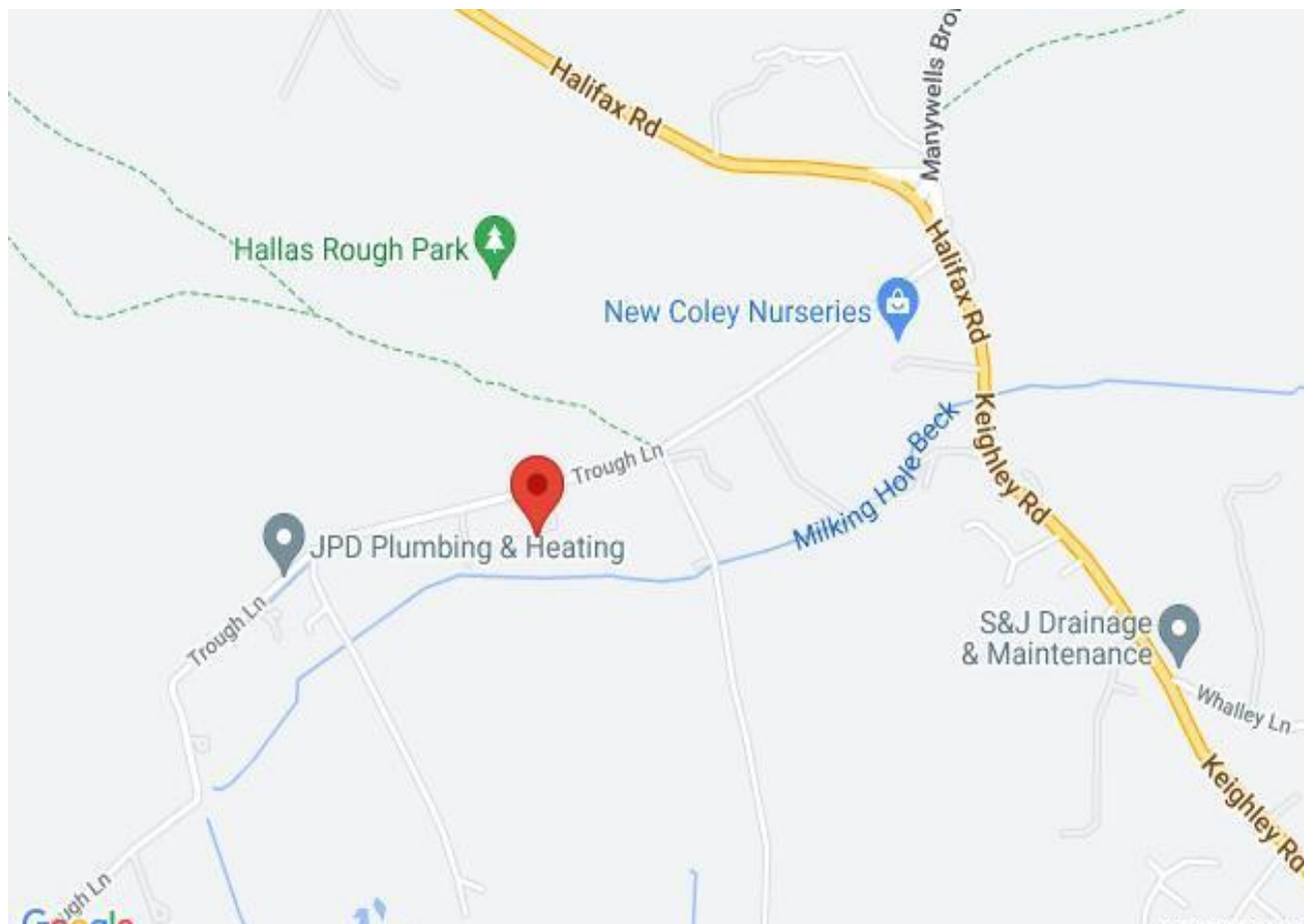






Proposed Floorplan





Directions

From the Dacre Son & Hartley office proceed in the direction of Harden and continue towards Cullingworth. Drive through the village of Cullingworth towards the mini roundabout continue over the roundabout onto Manywells Brow. At the junction opposite Manywells development turn right onto Trough Lane. Proceed along Trough Lane after a short distance the property will be seen on the left hand side identified by our for sale sign.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Freehold, Mains Water, Electric and Septic Tank for drainage

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

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 £24.00 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), Dacre, Son & Hartley reserves 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: BIN220463

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. 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. 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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