

01756 795621
www.david-hill.co.uk

DAVID HILL



Calverley Clough Development New Lane Tong BD4 0RW

An exciting residential development opportunity comprising a range of traditional and modern farm buildings with planning permission and prior approval for conversion to create four substantial detached dwellings.

Attractive semi rural position bordering open countryside conveniently located between Bradford, Birkenshaw and Tong village.

Offers over £535,000

Calverley Clough Development New Lane Tong BD4 0RW

• Bradford 5 miles • Leeds 9 miles • Halifax 10 miles • M62 (J27) 3.5 miles •

Location

The site is situated in a pleasant semi rural setting off New Lane to the west of the popular village of Tong. The nearby vibrant cities of Bradford and Leeds offer a comprehensive range of services and amenities as well as providing excellent access to the road and rail network with Junction 27 on the M62 motorway just 5 miles to the south.

Description

This interesting opportunity comprises the re-development of a former farmyard taking in a range of traditional and modern buildings that once converted will provide four substantial detached family homes to be accessed from a new private drive off New Lane.

Planning

The development is approved in two parts as follows:-

Full planning permission for the change of use and conversion of a pigsty and stone barn to form two dwellings and the construction of a garage to serve the existing farmhouse was granted by Bradford Metropolitan Council on the 30 September 2024. Application Number: 24/02791/FUL.

Prior Approval under Class Q General Permitted Development for the change of use of agricultural buildings and land into two dwellings was granted by Bradford Metropolitan Council on 19 September 2024. Application Number: 24/02790/PAR.

An electronic copy of the planning documents is available via email on request.

The scheme approved under the above permissions briefly comprises the following:

Pigsty

A detached single storey building with accommodation over a split level comprising:

Ground Floor: open plan living/dining/kitchen area,

utility room, three double bedrooms (bedroom 1 en suite), house bathroom

Approximate Gross Internal Floor Area 184sqm (1980sqft)

Stone Barn

A substantial detached stone barn with accommodation across one floor comprising:

Ground Floor: hall, three bedrooms (bedroom 1 en suite), house bathroom, living room, dining room and utility room, integral double garage

Approximate Gross Internal Floor Area 242sqm (2604sqft)

Farm Building Unit 1

A substantial detached farm building with accommodation across one floor comprising:

Ground Floor: hall, open plan living/dining/kitchen, utility room, four bedrooms (bedroom 1 en suite), house bathroom. Integral double garage

Approximate Gross Internal Floor Area 217sqm (2355sqft)

Farm Building Unit 2

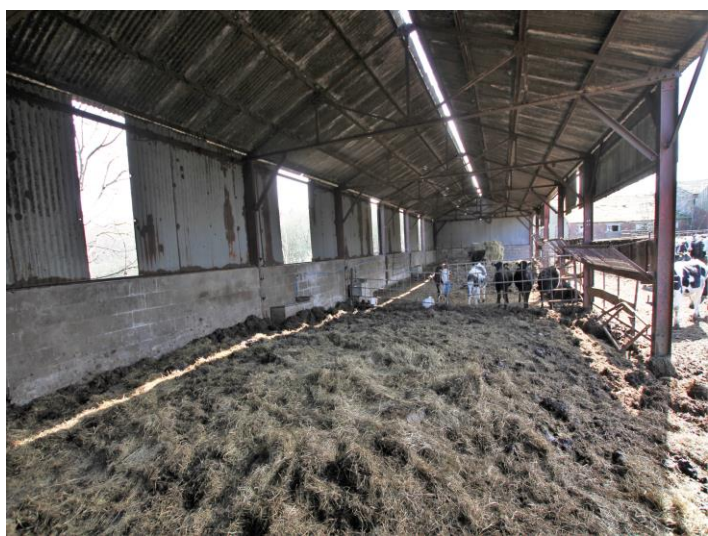
A substantial detached farm building with accommodation across one floor comprising:

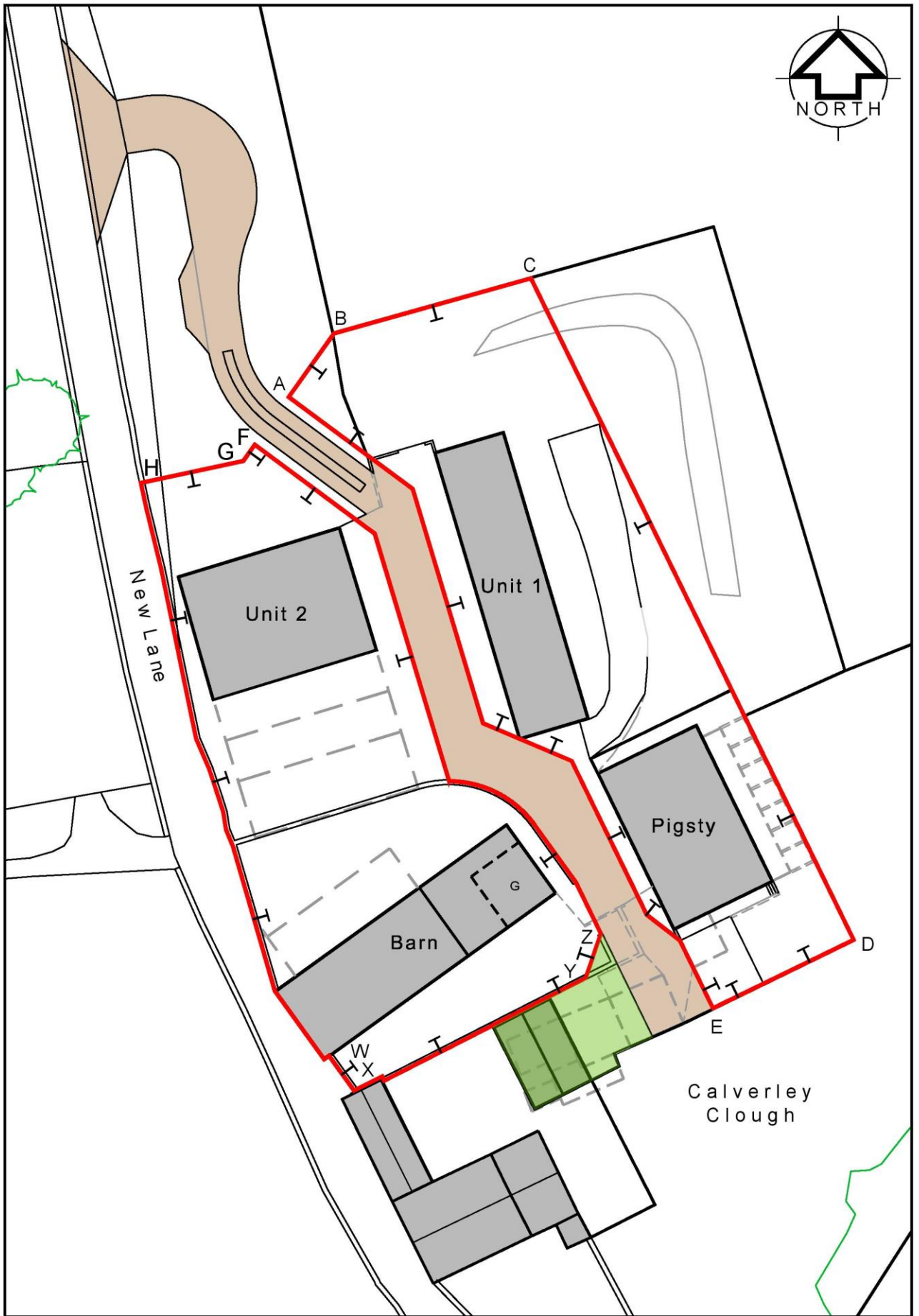
Ground Floor: hall, open plan living/dining/kitchen, utility room, four bedrooms (bedroom 1 and 2 en suite), house bathroom

Approximate Gross Internal Floor Area 221sqm (2378sqft)

General Notes

1. The purchasers will be granted full rights of way over the retained access drive shown coloured brown.
2. The purchasers will be solely responsible for constructing the new access drive and visibility splays as approved.
3. The purchasers will construct a new timber post and rail fence between points ABCDE and points FGH and will install double timber gates between points AF.
4. The purchasers will construct a stone wall to a height of 2 metres between points WXYZ.
5. The purchasers will demolish and remove the buildings within the area shaded green on the plan and resurface the area to match the new access drive. There will be no requirement to construct the approved new detached garage to serve the existing farmhouse.







Services

There are no services connected to the property being sold.

Tenure

Freehold

Directions

Head south east from Bradford city centre on the A650 Wakefield Road which becomes Tong Street and then Westgate Hill Street. At the Westgate Hill roundabout take the first exit onto Bradford and Wakefield Road (B6135) and turn left onto Tong Lane after 180 metres. Continue on Tong Lane past the garden centre for about 750 metres and turn left into New Lane where the property can be found on the right. A for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

