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DAVID HILL



Artists impression



Cragg Farm Otley Road High Eldwick Bingley BD16 3BB

A fabulous opportunity to acquire a generous plot of land with full planning permission to demolish and replace the existing farmhouse with a new build detached residence to be relocated away from the road within the site.

Wonderful elevated rural setting with a stunning southerly aspect and far reaching views, conveniently located just 12 miles north west of Leeds.

Guide Price £800,000

Cragg Farm Otley Road High Eldwick Bingley BD16 3BB

• Bingley 3 miles • Ilkley 7 miles • Skipton 13 miles • Harrogate 17 miles • Leeds 13 miles • Bradford 8 miles

Location

Cragg Farm enjoys an elevated position on Otley Road within the desirable rural location of High Eldwick, just 1.5 miles from the historic town of Bingley which provides a good range of services including shops, supermarkets, bars and eateries. There are both primary and secondary schools including Bingley Grammar, one of the oldest grammar schools in the country. Bingley is well served in terms of transport links with excellent road connectivity to the larger local centres, a railway station with regular services to Leeds, Bradford and Skipton and is just 10 miles from Leeds Bradford Airport.

Description

Cragg Farm represents an exciting and increasingly rare opportunity to acquire a generous plot of land with a redundant farmhouse, having planning permission approved to demolish the existing house and construct a substantial replacement family residence extending to circa 295m², to be set back from Otley Road within the plot.

There is potential for the material from the house to be demolished to be reused in the construction of the new residence making a significant cost saving in its construction.

The approved scheme has been thoughtfully designed making clever use of the changes in levels on site by incorporating a third floor of accommodation to take full advantage of the stunning southerly aspect and far reaching views.

Part of the adjoining field to the south will be available to purchase by separate negotiation, if required.

The approved scheme provides the following accommodation:

Lower ground floor: Lobby, hallway with separate w.c., breakfast kitchen, utility, dining room and garden room.

Ground Floor: Porch, entrance hall with separate w.c. and separate cloakroom with store. Through living room, snug. Adjoining garage.

First Floor: Landing, house bathroom, master bedroom within suite, bedroom 2 with en suite. Two further bedrooms.

Outside

The approved scheme provides for a modified entrance from Otley Road with improved visibility and a generous private drive and turning area with ample space for parking. Landscaped gardens can be created around the property including terraces, sunken garden areas and a paved sun terrace on the southerly elevation of the new house, bordering open fields.

Planning

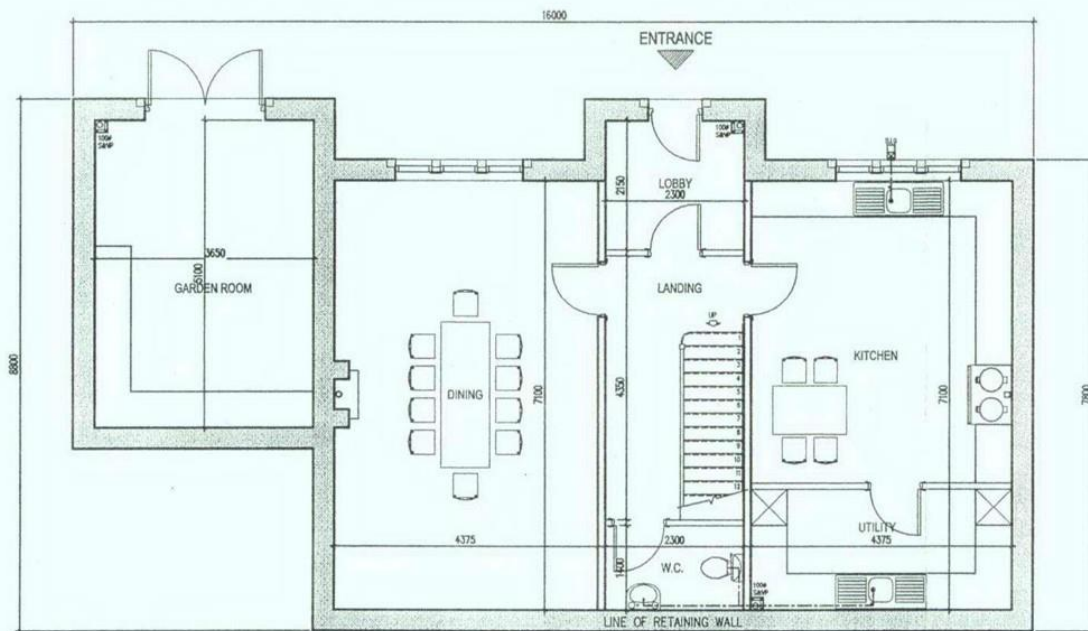
Full planning permission was granted by Bradford Metropolitan Council for an imaginative scheme prepared by Bowman Riley Architects in association with Halton Homes. The original scheme was approved under Application No: 08/03862/FUL dated 06 August 2008.

The original planning permission was renewed under Application No: 11/00978/FUL dated 27 April 2011.

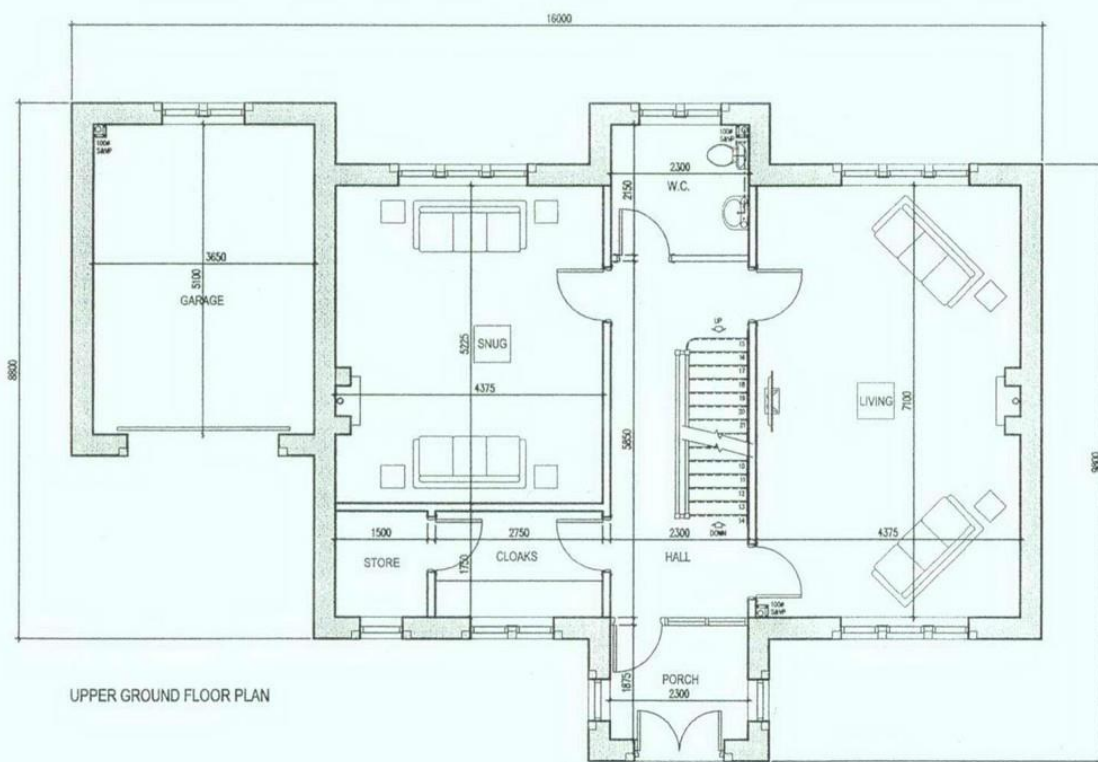
Note: the detached stable building shown on the site plan forming part of the applications has not been approved as part of the scheme.

Approval of pre-commencement conditions was subsequently granted under Application No: 11/00978/SUB01 dated 10 October 2014 with excavations undertaken on site to secure the planning permission.

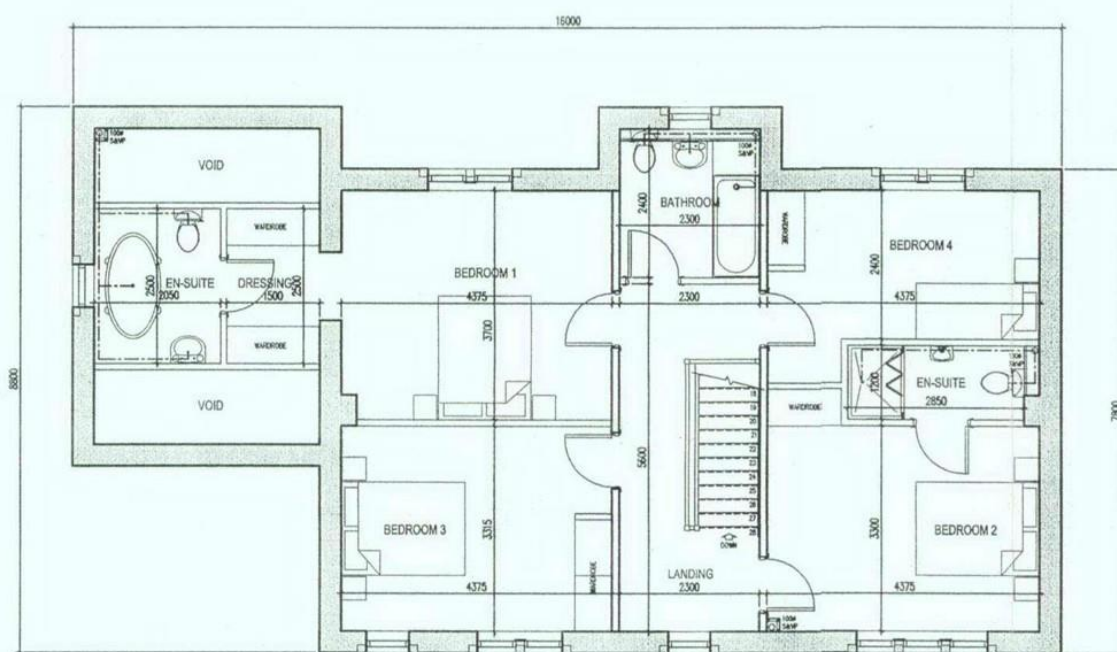




LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



Services

We understand mains electricity and mains water are available at the property. Drainage will be to a new package treatment plant to be installed by the purchasers.

Local Authority

Bradford Metropolitan Borough Council

Tenure

Freehold. Vacant possession on completion.

Viewings

Strictly by appointment with the selling agents.

Wayleaves, Easements and Rights of Way

The land is sold subject to all wayleaves, easements and rights of way both public and private which might affect the land.

Directions

From Bingley head north on Park Road over the by pass up Parkside to the roundabout in Eldwick. Head across the roundabout onto Otley Road and continue for about 1.5 miles to the T junction at 'The Dick Hudsons' pub and turn right onto Otley Road. The entrance to Cragg Farm can be found on the right after about 150 metres. A David Hill for sale sign has been erected.

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

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