

Dacre, Son & Hartley

21 Yorkshire Offices

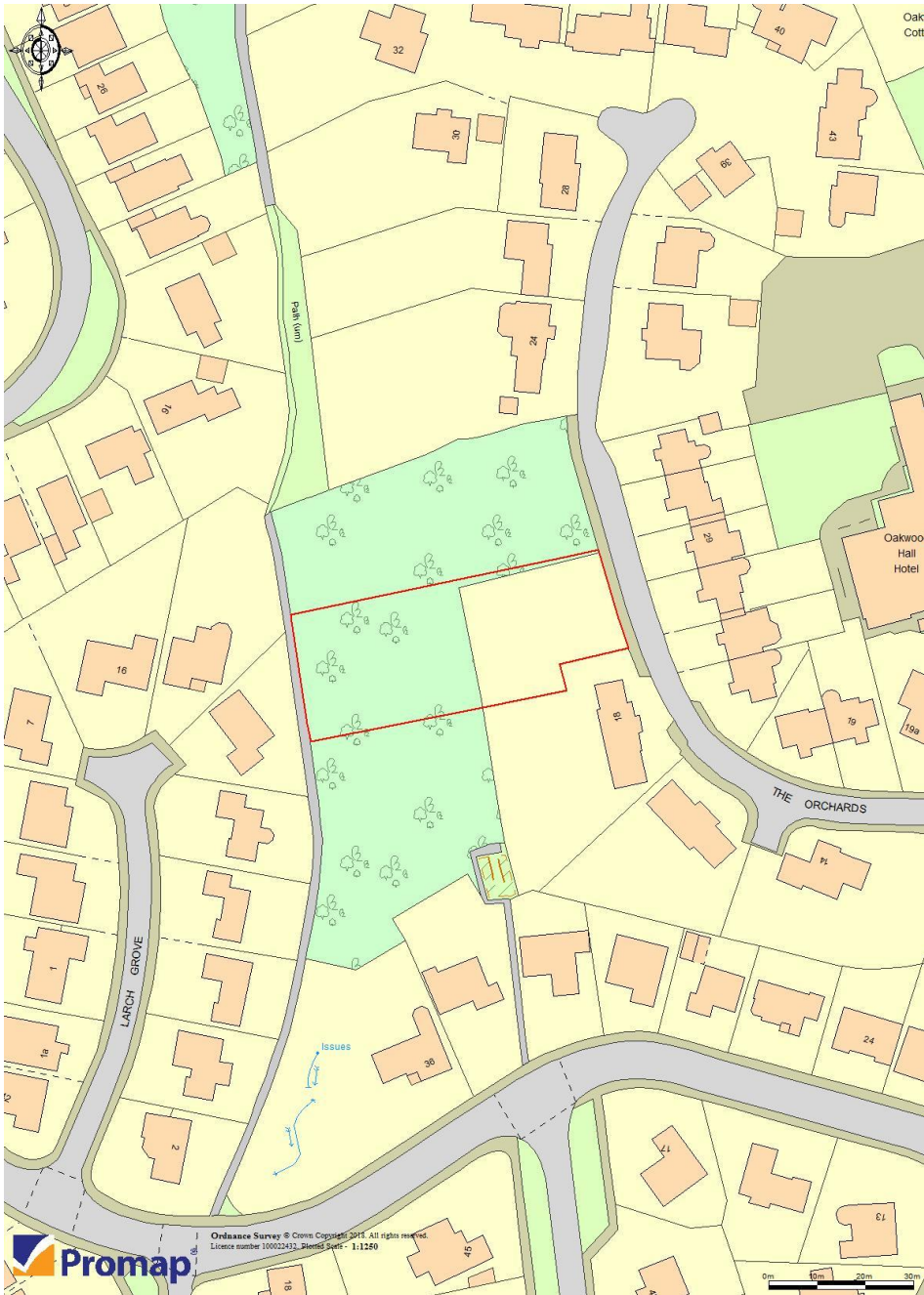


Development Plot adj to 18 The Orchards, Bingley

A fabulous opportunity to acquire a highly desirable residential development plot, set amidst part wooded grounds extending to 0.17 Ha (0.42 acres), in all and with planning consent for the erection of an architect designed five bedroom detached home over three floors. Detailed build quote available.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421 Email: bingley@dacres.co.uk

dacres.co.uk   



Plan for identification only. Not to scale.





Development Plot Adjacent To 18 The Orchards, Bingley, BD16 4AZ

Skipton 16 miles, Bradford 5 miles, Leeds 14 miles (all distances approximate)

Guide Price: £350,000

Consented Scheme Summary

Ground floor – entrance porch; reception hall; cloakroom; triple aspect living kitchen – over 30 ft in length; study/bedroom 5; utility and integral double garage. Lower ground floor – L-shaped living room with orangery off; guest bedroom with en-suite bathroom. First floor – three double bedrooms – all with en-suite facilities.

General remarks

The sale of the development land adjacent to 18 The Orchards offers a compelling and exciting opportunity to acquire a good sized plot within a well regarded and secluded area of Bingley – a plot for which Papro Total Build are the preferred contractors to complete the scheme and who can provide quotations for the 'build out' as well as a comprehensive specification upon request.

The site achieved planning approval on appeal and is now consented for the erection of a fabulous three storey home offering extensive and versatile family accommodation with up to five bedrooms – all en-suite – along with a lower ground floor family room, orangery and upper ground floor living kitchen running the full width of the property and with aspects to three sides.

The Orchards forms a well established residential neighbourhood towards the north eastern side of Bingley, and is within just a few minutes walk of the Prince of Wales Park. The town centre is around a mile or so distant and is home to a broad range of retail, social and recreational amenities as well as the town's 'metro' railway station from where there are frequent services throughout the day into Leeds and Bradford, or alternatively into Skipton - the 'gateway' to the Dales.

Town and Country Planning

Planning consent was granted for 'construction of detached dwelling and garage' at appeal – reference APP/W4705/W/17/3171740 with additional appeal conditions granting consent under application 16/06681/FUL granted in September 2017.

Site

The location of the site is as indicated on the accompanying extract from Promap, which is not to scale and is for identification purposes only. The site extends to around 0.17Ha (0.42 of an acre). The accompanying floor plans show the consented layout of the approved property with the internal accommodation extending to approximately 2513 sq ft (gross internal area), excluding the garaging.

Local Planning Authority

City of Bradford Metropolitan District Council, 01274 432111

Wayleaves and Easements

The sale will be subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, or any other rights whether mentioned in these particulars or not.

Services

All mains services are understood to be available within the locality although the purchaser should satisfy themselves as to the availability of connections from the statutory providers.

Vendor's Solicitors

AWB Solicitors, 12-16 North Street, Keighley, West Yorkshire BD21 3SE. FAO. Martin Wood. Tel. 01535 613678

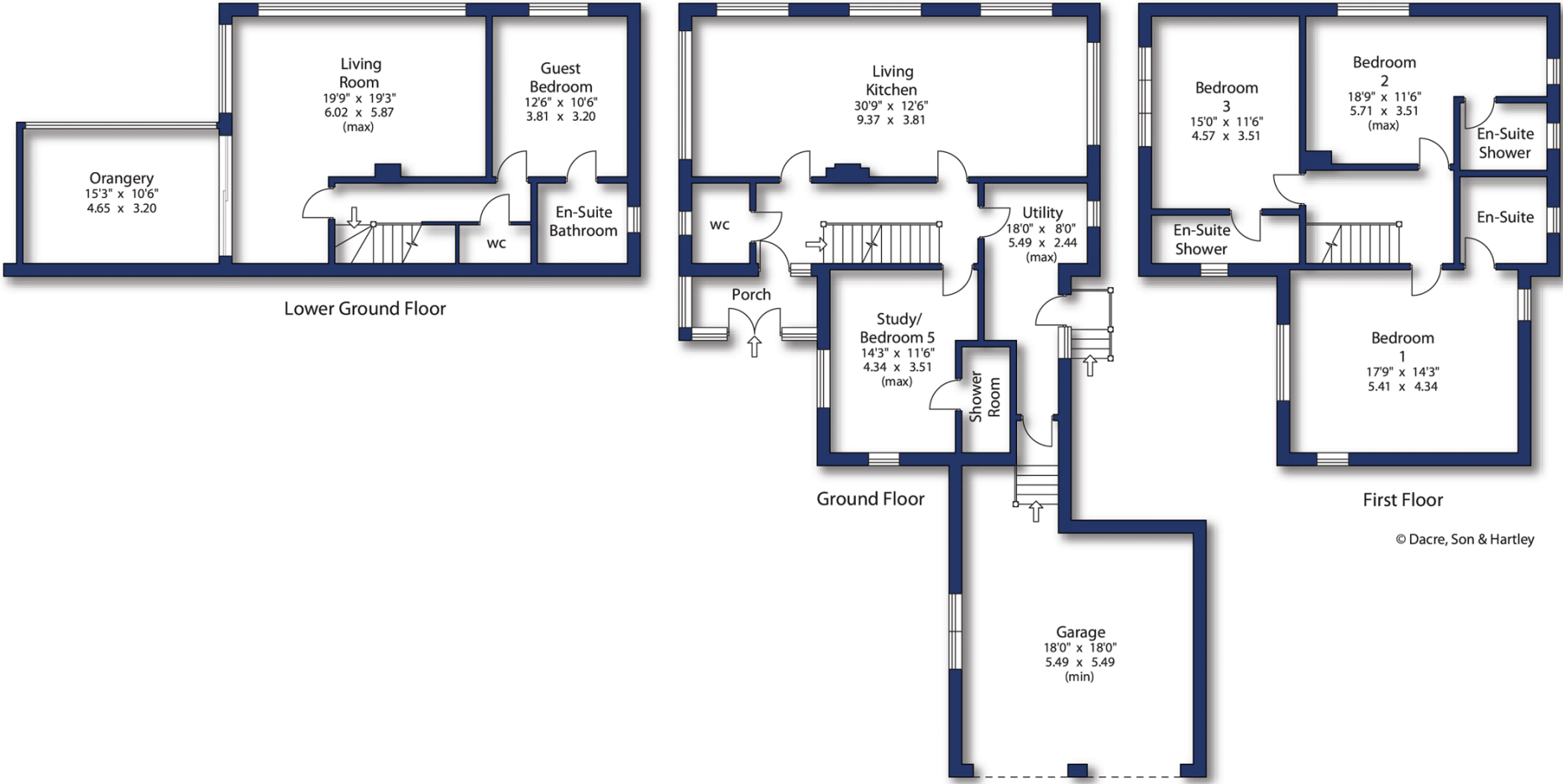
Viewing

By appointment through the sole agents Bingley office who can be reached on 01274 560421 where Steven Potts will be pleased to deal with any enquiries. sgp@dacres.co.uk

Further Information

A copy of the planning application documents including the location plan, planning appeal and decision notices are available online through the City of Bradford Metropolitan District Council's planning portal. Alternatively visit www.dacresyorkshire.co.uk/theorchards

Floorplans of the Consented Development

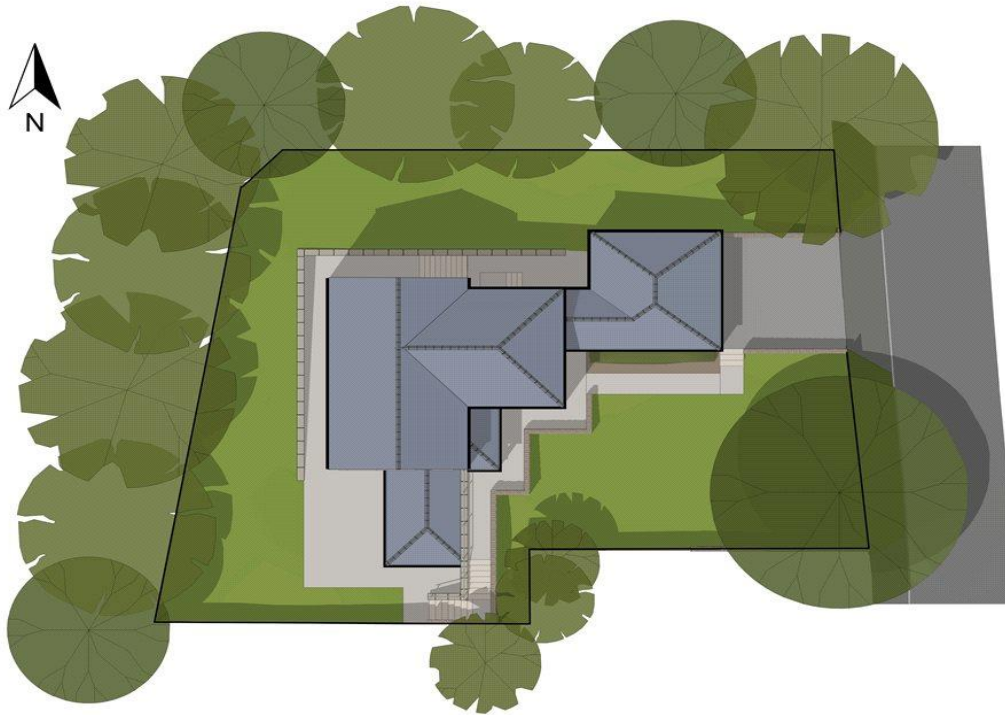


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Directions

From our prominently positioned offices in the centre of Bingley proceed towards Eldwick along Park Road for around $\frac{3}{4}$ of a mile to the junction with Lady Lane, just before the Prince of Wales Park. Turn left onto Lady Lane and take the second left onto The Orchards. The plot will be seen to the left hand side after a couple of hundred yards or so.

Thinking of selling?

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our Yorkshire offices we can arrange a Market Appraisal through a national network of quality and specially selected independent estate agents.

Agent's notes

There is an expectation that Papro Total Build will be engaged to undertake the construction under a JCT Building contract. A proposed specification and costings are available to seriously interested parties. Deviation from the specification and extras can be quoted for by Papro Total Build.

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. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

Ref: ILK170657/PJM/hrc/19.02.18 120318

ARRANGE A VIEWING



Call 01274 560421 or email
bingley@dacres.co.uk

