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Upper Heights Road

- STONE BARN TO CONVERT
- PLANNING PERMISSION
- 6.5 ACRES OF FARMLAND
- SOLAR ELECTRIC

£495,000

EPC Rating 'TBC'





Property Description

**** BARN WITH PP FOR CONVERSION ** 6.5 ACRES OF FARM LAND ** PRIVATE ACCESS ROAD ** SEVERAL LARGE OUTBUILDINGS ** POND ** EQUESTRIAN INTEREST **** Whitney's are delighted to bring to the market this rural small holding in Thornton that offers over 6 acres of grazing land, a stone barn to convert, a good degree of privacy, stunning rural views and so much more!



The barn had planning approved for a three bedroom property and a detached garage. The owners had begun to prepare the barn for conversion but due to ill-health they have decided to sell. Permission was approved for a static caravan to be placed on-site whilst the building work was carried out, and this is included in the sale. The caravan has two bedrooms and full gas central heating, along with a raised deck seating area enjoying the rural views.



There are several large farm buildings also included in the sale, the largest of which are 60' x 33' and another 42' x 15', plus a 'chicken shack'. The site offers great potential for a family to live self-sufficiently and the currently owners have already (at considerable expense) installed a water bore hole and filtration system, electric solar panels, a large watering hole/pond, fruit trees, chicken coops, cattle barn, access road and several water supplies located at different points across the site.

Likewise, the plot could also lend itself to further development, subject to the required planning consents. The site is fully enclosed with stonewall boundaries and benefits from mains sewerage plus a private access drive from Upper Heights Road. A highly desirable proposition with stunning rural views and obvious potential. Arrange your viewing before it's too late!

Planning application 22/04205/FUL and 18/01687/FUL refer.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.



MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements