



Hollins House Farm
88-90 Tong Lane | Bradford

THS Village Development
2 HOUSES / PRIVATE ROAD
1 DETACHED FARM HOUSE
11.5 ACRES OF LAND
FARM BUILDINGS
01927 483065 • 0113 254232

Hollins House Farm

88-90 Tong Lane, Bradford, BD4 0RY

Hollins House Farm presents a unique opportunity to purchase the existing farmhouse and two stone barns with planning consent to create 4 dwellings and land extending to 11.85 acres (approx.). The well-presented family house also benefits from a planning consent for a full side 2 storey extension. The development properties have planning consent that range from 2 bedrooms to 4 bedrooms. The properties would incorporate open plan living and dining to maximise the space on offer and be of a traditional stone build.

Situation.

Hollins House Farm is located close to the village of Tong, a charming village nestled in the rolling hills of Yorkshire, it allows access to the beauty of rural England yet within striking distance of large towns and cities such as Leeds and Bradford. Local amenities, restaurants and pubs are available in Pudsey, Drighlington and Gildersome. Commuting to Leeds city centre is estimated to be 25 minutes dependant on traffic and Bradford is 20 minutes. Local and national rail links are available from the aforementioned towns and city.

Description

The property extends to a total site of 12.78 acres approx. It encompasses several elements with residential, development and agricultural. The property is offered to the market as a whole or in 2 lots.

Lot 1 Hollins House Farm and Development Buildings.

The farmhouse is a well-situated and presented building with accommodation spread over 3 floors. Upon entry to the site, you are greeted by your own private access with ample parking for several cars. From entry into the farmhouse you progress to the property's sunroom a large open space that can be utilised for a multitude of purposes. On the ground floor the property has the dining kitchen sitting room and lounge, this space has the possibility to be converted to open plan.





On the first floor the dwelling comprises 3 bedrooms and a house bathroom. From here the 2nd floor houses a 4th bedroom or home office depending on the occupant's choice.

Outside the property has a large garage of stone construction under a slate roof. The building has ample space for 2/3 cars. In addition, there is a boarded loft with stair access and sky light windows. There is the possibility that the building may be suitable for residential conversion (subject to necessary planning consent).

Stone buildings.

Both buildings benefit from planning permission (21/06087/FUL). The properties will have a separate access to the residents away from Hollins House. The consent enables the current stable block to be converted in to two semi-detached two bedroomed properties. The general-purpose agricultural buildings will benefit from conversion to 3 and 4 bedroomed semi-detached properties.

The current plans incorporate open plan living in each of the dwellings, additionally outside the properties will have 2 parking spaces for vehicles.



Lot 2 Agricultural land.

The land extends to approximately 11.85 acres of grade 3 grassland and pasture in a ring-fenced block. The pasture is capable of grazing and mowing and at current is used for the grazing of livestock. The land is suitable well fenced on all sides and benefits from a water supply. Soils describes the land as "Slowly permeable seasonally wet acid loamy and clayey soils". There is scope for arrange of uses, including equestrian and amenity use subject to the necessary planning consents. Additionally, to support the current farming enterprise are two portal framed buildings with concrete pads.



Tenure and occupation

The tenure of the property is understood to be freehold. Vacant possession will be available on completion.

Services

Mains Water, Mains Electricity (3 phase to the development buildings), Gas Central Heating.

The land benefits from a water supply.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way public and private which may affect the property, whether stated in these particulars or not.

Viewings

Strictly by appointment with the selling agents Lister Haigh, Knaresborough 01423 860322.

Restrictive covenants

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

Sporting & mineral rights

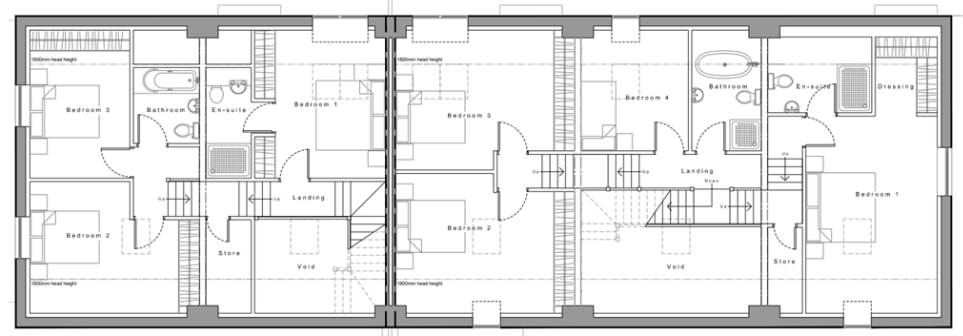
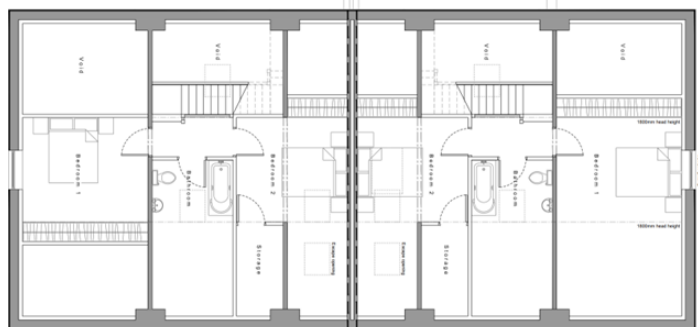
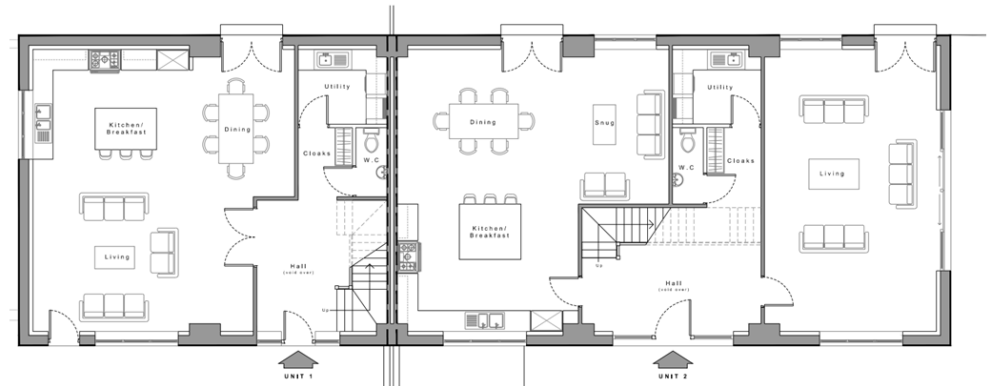
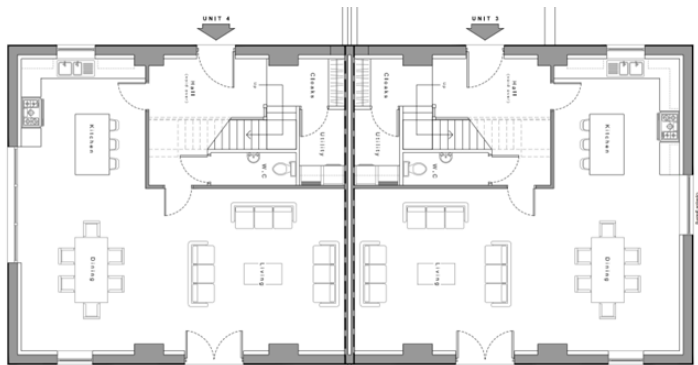
The sporting rights and mineral rights are included in the sale so far as they are owned or exist.

Directions

From Junction 27 of the M62 proceed to the B6135 and head north passing through the village of Drighlington. After traveling for 1.8 miles on the B6135, turn right on to Tong Lane. Proceed east along Tong Lane for approximately 2.1 miles and the property will be on your right-hand side marked with a Lister Haigh For Sale "V" board.

What3Words

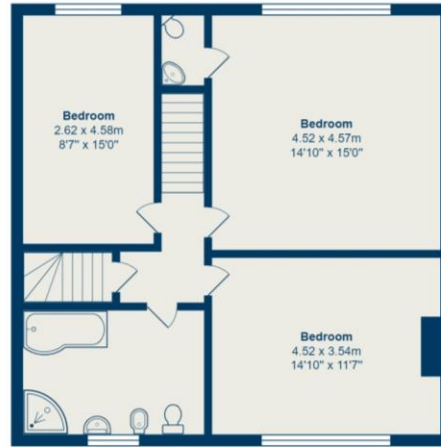
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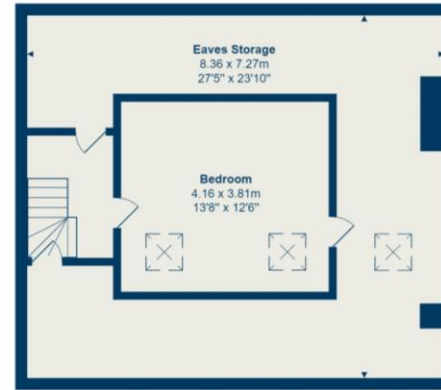
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Ground Floor



First Floor



Second Floor

Total Area: 193.1 m² ... 2079 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

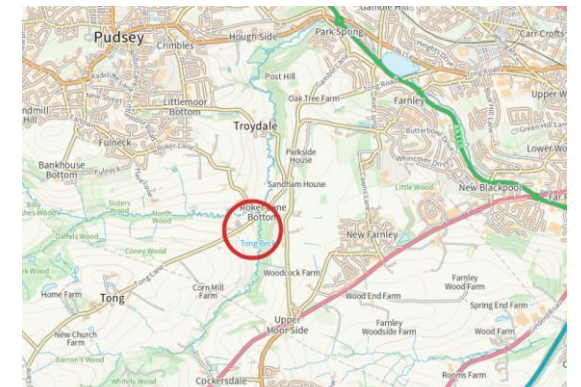
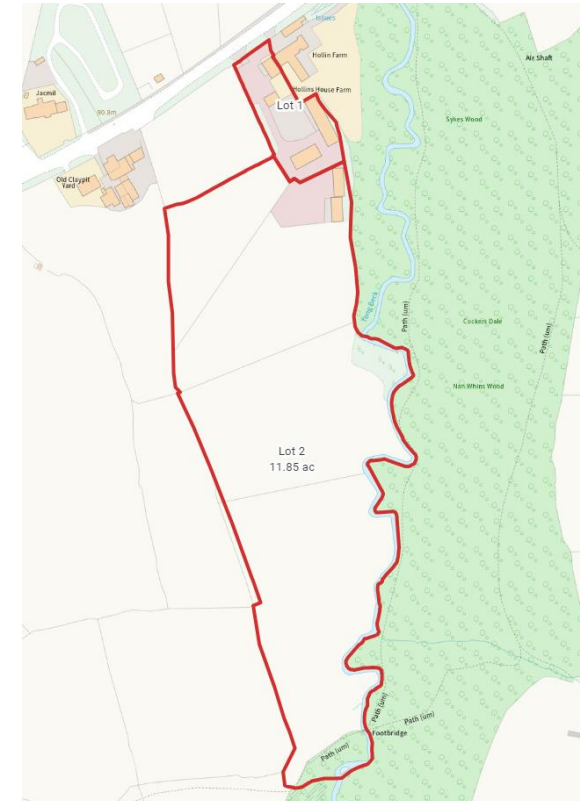


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