



Leys Top Development
Leys Lane, Glusburn, Keighley

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Leys Lane, Glusburn

BD20 8EY

DESCRIPTION

A fantastic opportunity to purchase an agricultural building with planning permission to create three residential dwellings set in 0.80 acres.

GUIDE PRICE: £475,000

LEYS TOP DEVELOPMENT

The Barn has planning approval under Application No. 2023/24751/AGRRES for change of use of existing agricultural building to create three dwelling houses. The total residential floor area as detailed on the approved plans is 435m² (4682ft²).

Unit 1:
161m² (1733ft²). A three bedroomed unit with one en-suite shower, open plan living/dining kitchen area, utility room and integrated garage.

Unit 2:
157m² (1690ft²). A three bedroomed unit including one en-suite with open plan living/dining kitchen area and large entrance hallway.

Unit 3:
117m² (1260ft²). A three bedroomed unit with house bathroom and open plan living/dining kitchen area.

All dwellings have an external curtilage as detailed on the approved plans, individual package treatment plants, parking and access driveways, etc.

Copies of the approved plans are on the website.

SERVICES

There are no services to the barn and interested parties should make their own enquiries in respect to any connections that they would require as part of the development.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold with the benefit of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

The Vendor reserves a right of non agricultural access to the gate as shown in the western corner of the site (Route to be determined by the future owner).

BOUNDARY TREATMENT

The future owner will be required to erect a new post and five rail fence with barbed wire top along the north and western boundary with the farm land. This will be maintained thereafter by the future owners and restrictions will be imposed to prevent the planting of any trees and shrubs within 2 metres of all boundaries which are poisonous to livestock.



FURTHER INFORMATION

Copies of all planning drawings, both existing and approved, as well as a copy of the approval notice and curtilage details are available either at the WBW office or on the website.

LOCAL PLANNING AUTHORITY

North Yorkshire Council

T: 0300 131 2 131

E: planning.cra@northyorks.gov.uk

OFFERS AND ENQUIRIES

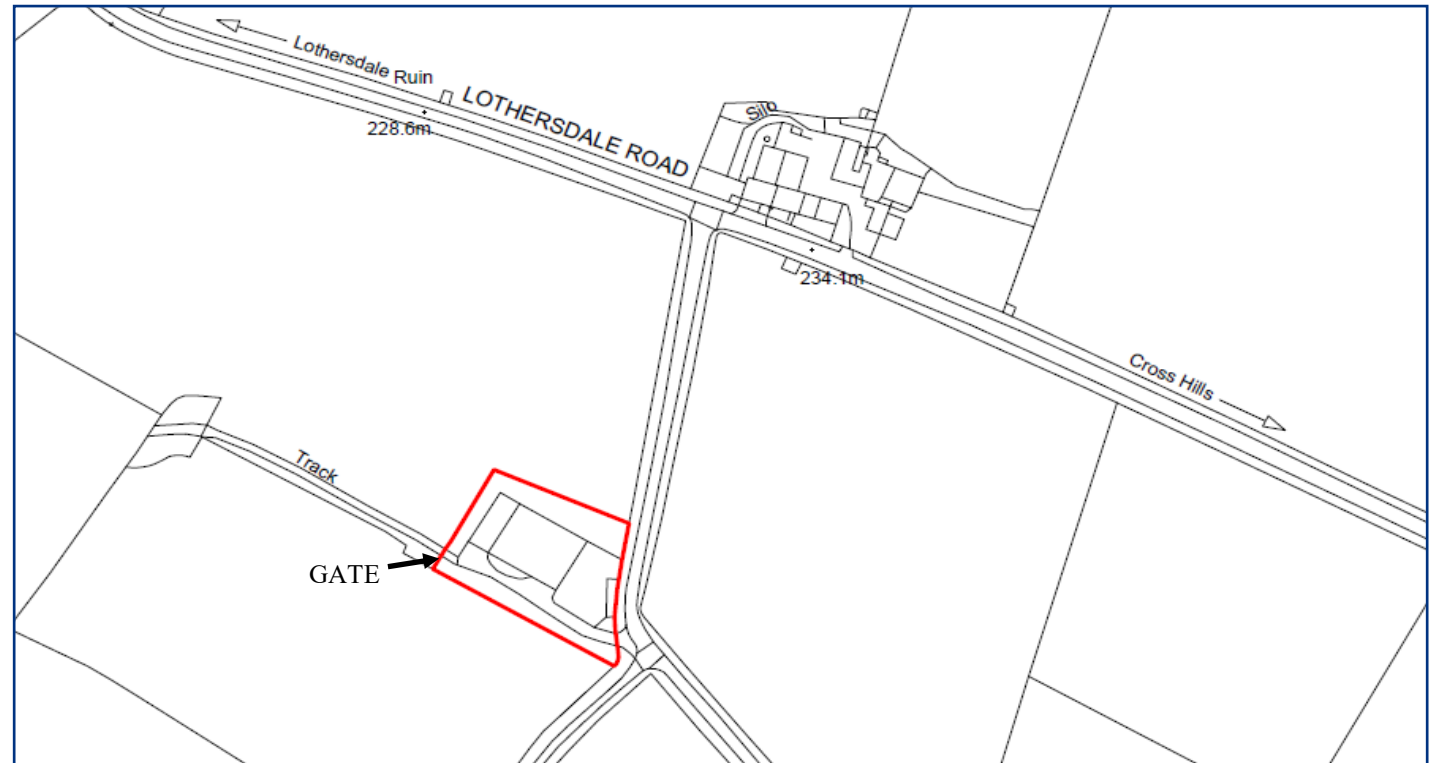
The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any means deemed appropriate.

To make an offer please contact David Claxton on 01756 692900 or by email: david.claxton@wbwsurveyors.co.uk

VIEWINGS

Viewings can be carried out at the viewers own risk during daylight hours and in possession of these particulars. Please be aware that there may be livestock in the building.

Details amended March 2024



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Skipton Auction Mart
Gargrave Road
Skipton
North Yorkshire
BD23 1UD
Tel: 01756 692 900
www.wbwsurveyors.co.uk

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