



Land and Buildings off Brow Road  
Haworth  
Keighley, West Yorkshire



**Land and Buildings off Brow Road,  
Haworth, West Yorkshire,  
BD22 8NX**

**FOR SALE**

**AVAILABLE AS A WHOLE OR IN LOTS  
WITH DEVELOPMENT POTENTIAL**

**LOT 1**

Historic cart shed and workshop building with cobbled frontage.

**SSTC**

**LOT 2**

Stable building and approximately 3 acres (1.21 hectares) of pasture land.

**Guide Price: £150,000**

**DESCRIPTION**

**LOT 1**

**Shown edged blue**

This stone built mono pitch garage/storage building has good roadside access off Brow Road. Divided into four sections and split by stone spine walls it offers a footprint of approximately 1,125 sqft (104 sqm). This building has been used as a general store and workshop. Subject to any necessary planning approval, its planning potential can not be overlooked as it could form a single storey dwelling or small commercial unit.

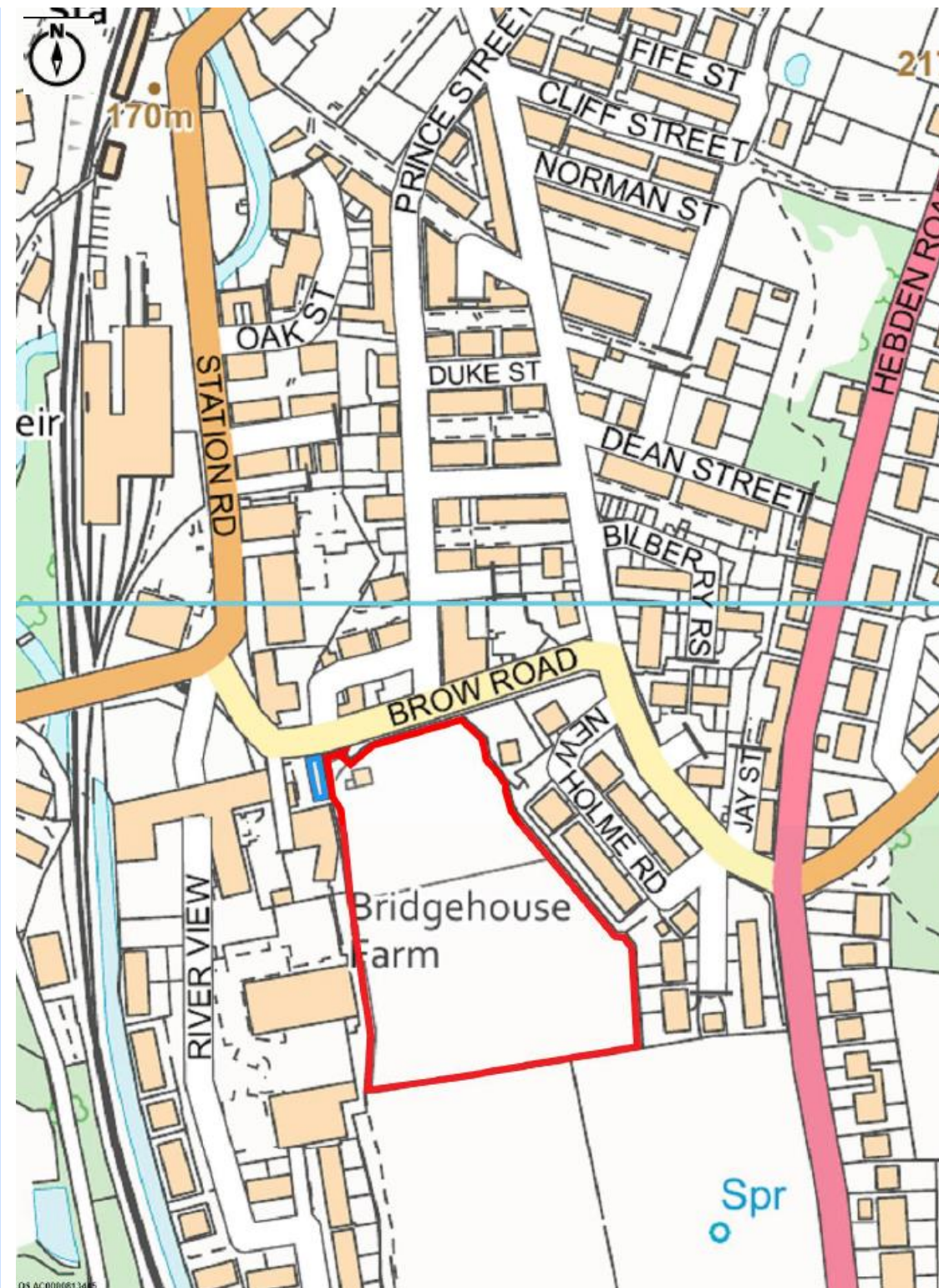
**LOT 2**

**Shown edged red**

Extending to approximately 3 acres (1.21 ha) of south west facing land with direct access of Brow Road and a stone stable with a total footprint of approximately 434 sqft (40 sqm) plus a walled midden. Subject to any necessary consents this building offers exciting prospects for further development for agricultural or equestrian use as well as the potential conversion to other uses.

**PLANNING POTENTIAL**

The properties are for sale without planning permission but the planning potential can not be overlooked. Lot 2 is classified as Greenbelt and representations have been made to the Local Planning Authority to put the property forward for development in the future. At present the land's classification is a barrier however recent political changes and new policies regarding house building may change and release the planning potential for development in the future.



## **OVERAGE**

Lot 2 will be subject to sold with an overage clause of 50% of any uplift in value for a period of 30 years. This is from the date of sale should planning permission be granted for residential development on any part of the land or buildings. Lot 1 is not subject to overage.

## **BOUNDARIES & SERVICES**

Lot 2 is bounded by dry stone walls which are generally in a good state of repair. Internal fences divide the land. There is a mains electricity and water supply to single storey workshop building in Lot 1. None of the services have been tested and interested parties should ensure they carry out their own checks as part of their due diligence.

## **WAYLEAVES, EASEMENTS AND RIGHTS OF WAY**

The land is sold subject to all wayleaves, easements and rights of way whether mentioned in these particulars or not. There is a Public Footpath that crosses the land and interested parties should familiarise themselves with its location and how it may affect their intended use of the land.

## **ACCESS**

Lot 1 is accessed off a shared cobbled drive directly off Brow Road. Lot 2 is accessed via an existing walled gateway off Brow Road.

## **VIEWING**

The land and the exterior of the buildings may be viewed during daylight hours and when in receipt of these particulars. Viewing is entirely at your own risk.

## **TENURE**

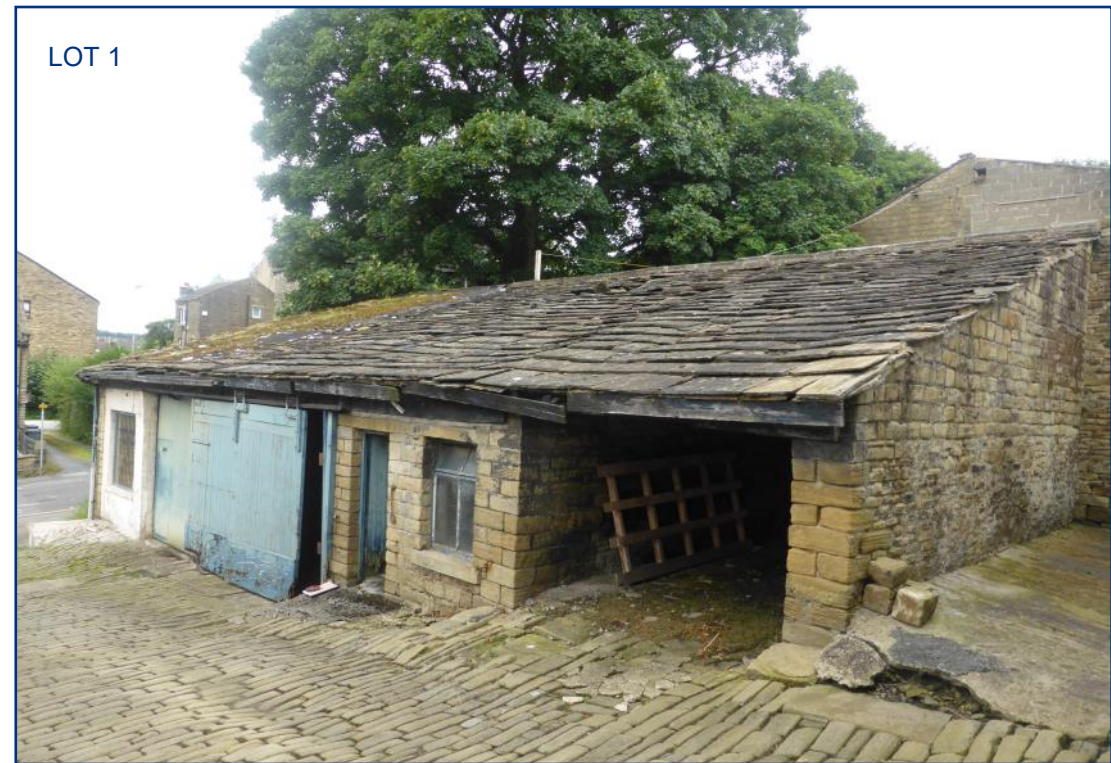
The land is held freehold and vacant possession will be granted on completion of the sale.

## **OFFERS AND ENQUIRIES**

Offers are invited for the land and the Vendor reserves the right to seek best and final offers at any stage during the marketing process. To make an offer or raise any queries, please speak to David Claxton or Jeff Crabtree on 01756 692900 or by email

david.claxton@wbwsurveyors.co.uk  
jeff.crabtree@wbwsurveyors.co.uk

Details Prepared July 2024





## Land and Buildings at Brow Road, Haworth

Available as a whole or in two lots, the land and building has potential for future development subject to planning permission.



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
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Tel: **01756 692 900**  
[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)

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