

**Preston
Baker**



Land & New Homes



**UP TO 9NO
DWELLINGS**

Land West of Cross Lane

**OXENHOPE
KEIGHLEY**

SCAN TO VIEW ALL
DOCUMENTATION
ON DROPBOX:



For Sale by Tender

OFFERS INVITED ON AN UNCONDITIONAL BASIS

FEATURES:

- Outline Planning with Access Considered
- Up to 9no Dwellings (6no 3 Bed and 3no 4 Bed)
- 1.18 Acre Site
- Indicative drainage strategy provided

DESCRIPTION:

A brand new, unmissable, residential development opportunity for up to 9no residential units in the village of Oxenhope. Outline planning has been granted for up to 9no dwellings situated on a 1.18 acre plot. The outline planning has been granted with access considered, with details of appearance, landscaping, drainage, layout, and scale of development to be determined at reserved matters. The indicative scheme has been designed to show 3no 4 bedroom detached units and 6no 3 bedroom semi-detached properties.

Oxenhope is well-connected to the surrounding areas via the A629 road. This major route allows for easy access to nearby towns and cities, including Keighley, Halifax, and Leeds. Furthermore, the nearby M62 and M65 motorways reaching further afield. Oxenhope is also home to a famous heritage railway that connects to Keighley station providing access to the wider UK Rail Network with a steam train offering a charming mode of transport.

FOR MORE INFORMATION PLEASE CONTACT WILLIAM SWALLOW

0113 487 8787 | william.swallow@prestonbaker.co.uk | www.prestonbaker.co.uk

470 Roundhay Road, Oakwood, Leeds LS8 2HU

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DRAINAGE

An indicative drainage strategy has been produced to demonstrate the feasibility of a foul water connection into the existing Yorkshire Water combined sewer in Cross Lane. Surface water can be discharged into Moorhouse Beck to the west of the site with a Hydro-Break restricted flow of 3.0l/s and combined attenuation required of 87.73 m3. Please note this is for indicative purposes only and may be subject to change following full detailed designs.

DROPBOX LINK:

https://www.dropbox.com/sh/lfm8884m3k3nkx9/AABNPs_a7l4-Oz_2lpYXV4LXa?dl=0

SEARCHES:

All current searches will be provided to the purchaser.

PLANS & AREAS:

The plans are provided for identification only. Potential purchasers must satisfy themselves with the property.

LOCAL AUTHORITY:

City of Bradford Metropolitan District Council, Britannia House, Hall Ings, Bradford, BD1 1HX

PLANNING LINKS:

Outline Planning Permission
[23/00027/OUT](#)

VALUE ADDED TAX:

The land is subject to an option to tax and VAT will be payable on sale.

METHOD OF OFFERING:

It is intended that the site will be marketed by informal tender with a date for offers by noon on Friday 6th October 2023. We urge all interested parties to register their interest.

VIEWINGS

Viewings are strictly by appointment only with William Swallow of Preston Baker on Thursday 31st August between 13:00 and 16:00 pm, please contact Preston Baker on 01134878787 or email william.swallow@prestonbaker.co.uk to arrange a viewing.

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