



Land off Brow Road
Haworth
Keighley, West Yorkshire

Land off Brow Road, Haworth, West Yorkshire, BD22 8NX

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

OFFERS OVER: £100,000

DESCRIPTION

Shown edged red

Extending to approximately 3 acres (1.21 ha) of south west facing land with direct access off 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 land is for sale without planning permission but the planning potential can not be overlooked. The land 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

The land will be subject to 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.



BOUNDARIES & SERVICES

The land is bounded by dry stone walls which are generally in a good state of repair. Internal fences divide the land. As far as we are aware there are no services to the land but interested parties should make their own enquiries 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

Access is via an existing walled gateway off Brow Road.

VIEWING

The land 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
Details Amended: May 2025



Land at Brow Road, Haworth

A 3 acre plot of land with potential for future development subject to planning permission.



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

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. **GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.