

Residential Development Opportunity off Bingley Road Cross Roads



Land off Bingley Road, Cross Roads, Keighley, BD21 5QE

Development opportunity with outline planning approval for a new access and residential development set within an historic quarry and circa 5.08 acres (2.05 ha) of land.

Guide Price: £350,000

An exciting opportunity to purchase an old quarry used as part of the agricultural holding including redundant buildings. The site now has outline planning approval for residential use and a new access together with land extending to approximately 5.08 acres (2.05 ha), views over open countryside, good access to towns within the Aire Valley and road and rail links.

THE LAND

Extending to approximately 5.08 acres (2.05ha) the land has historically been used for agriculture and provides an extensive curtilage to enhance the approval site and give purchasers the opportunity to develop a small agricultural/equestrian enterprise or any other such opportunity they desire subject to any necessary consents.

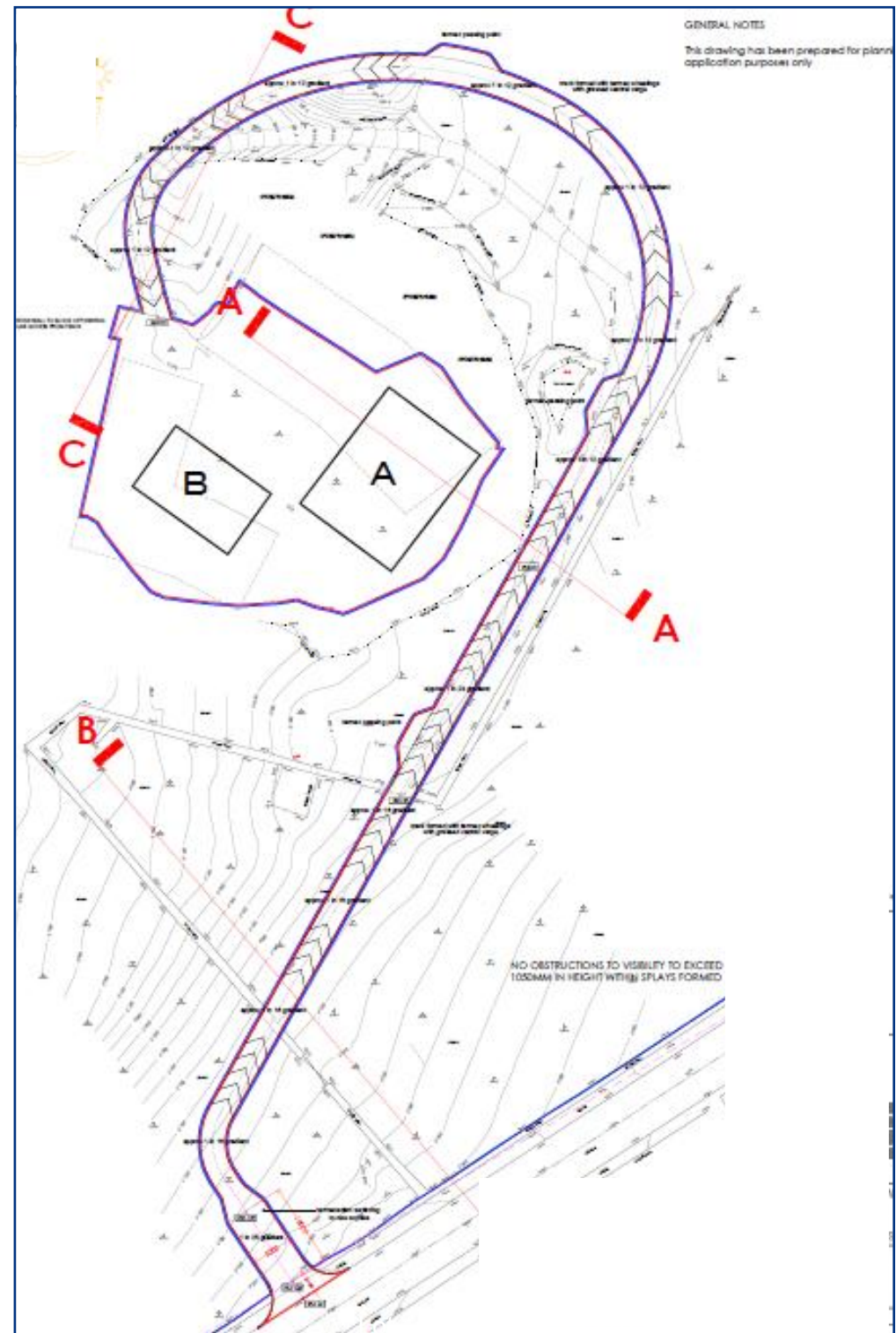
PLANNING APPROVAL

Planning has been granted by Bradford Metropolitan District Council for outline planning approval for residential development and a new access under Application No. 25/03155/OUT. Full details are available from the website or the WBW office including;

- Planning Approval Notice
- Approved Plans
- Officers Report

ACCESS

Access to the site has historically been via a track off Bingley Road although a new access for the residential development is to be created as part of the planning approval.



SERVICES

Water to the site is provided by a spring well supply located on the land that is being offered for sale. The buildings on site were connected to a mains electricity supply although this has been disconnected. There is a transformer and power lines crossing the land being retained by the Vendor and access will be provided for a connection in the future. Mains water is located on Bingley Road and access will be granted to make a connection should the future owner wish to do so.

WHAT 3 WORDS

///with.enjoyable.watch

TENURE

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

VIEWING

Interested parties are asked to register their interest with the selling agent prior to viewing the land. Viewings can be during daylight hours and only with a copy of these sales particulars. Please note that access down the track is rough and individuals are recommended to park on the main road and make their way on foot. Viewing is entirely at your own risk.

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. Interested parties should familiarise themselves with local public footpaths and how they may affect their intended use of the land.

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 on 01756 692900 or by email david.claxton@wbwsurveyors.co.uk

Details prepared September 2026



Land off Bingley Road, Cross Roads, Keighley, BD21 5QE

Development opportunity with outline planning for two substantial residential properties set within an historic quarry and circa 5.08 acres (2.05 ha) of land.



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

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