



Building Plot Stiverton House Steeton BD20 6QR

A substantial detached residence benefitting from full planning permission for demolition and the construction of a replacement dwelling of similar stature and style. The plot stands adjacent to the original walled kitchen garden and includes a small paddock, with the site extending in total to about 0.7 acres.

Convenient setting between Steeton and Keighley within 1 mile of Steeton and Silsden train station and easy reach of the larger local business centres.

Guide Price £295,000

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• Steeton 0.75 miles • Keighley 2.75 miles • Skipton 7 miles • Colne (M65) 11.5 miles • Bradford 11.5 miles • Leeds 20 miles

Location

The property is situated on the eastern fringes of the popular village of Steeton with amenities which include two parks, a football and cricket pitch, a local Co-op food store, three pubs and a primary school. The village is also close to Airedale General Hospital and has a train station with regular direct services to Skipton, Bradford and Leeds. There is good secondary schooling at South Craven School in nearby Cross Hills and highly regarded grammar schools in the market town of Skipton. The vibrant town of Keighley is about 2.5 miles to the south east providing all the amenities and services one would expect from a town of this size.

Description

The origins of Stiverton House are believed to date from circa 1860 with later additions towards the end of the century and the early 1900s. Although the current residence is of significant stature and attractive in appearance, it is suffering from a number of structural failings resulting from historic alterations and extensions onto insufficient foundations which seemingly did not properly take into account the ground conditions.

The nature and severity of the structural issues affecting the existing house make its construction unviable, hence the brave proposal to start again by replacing Stiverton House with a new build single residence of similar scale providing prospective purchasers with a rare and exciting opportunity.

As well as the plot on which the existing house stands, the property being sold also includes the adjacent walled kitchen garden and a paddock extending to the south, with the site as a whole extending to approximately 0.70 acres.

Planning

Bradford Metropolitan District Council granted planning permission for an ambitious scheme prepared by the planning and development team at David Hill LLP for the construction of a replacement dwelling at Stiverton House. Application No.: 21/06106/FUL dated 17th February 2022.

A copy of the approved plans and associated docu-

ments are available for inspection at the agent's office. Electronic copies of the documents can be provided on request, however there will be a charge for hard copies.

The approved scheme provides well planned, spacious accommodation on two floors which briefly comprises:

Ground Floor – entrance vestibule, hall (stairs to first floor), shower room, utility room, full width open plan kitchen/dining room and a full width open plan living room/snug.

First Floor – central landing with house bathroom and six double bedrooms, two of which are ensuite.

Approximate total gross internal floor area (excl garage) 250 sqm (2691 sqft)

Outside

Basement level double garage (6.00m x 5.50m)
Terraced seating areas and gardens with the original walled kitchen garden and paddock beyond.

Additional Property

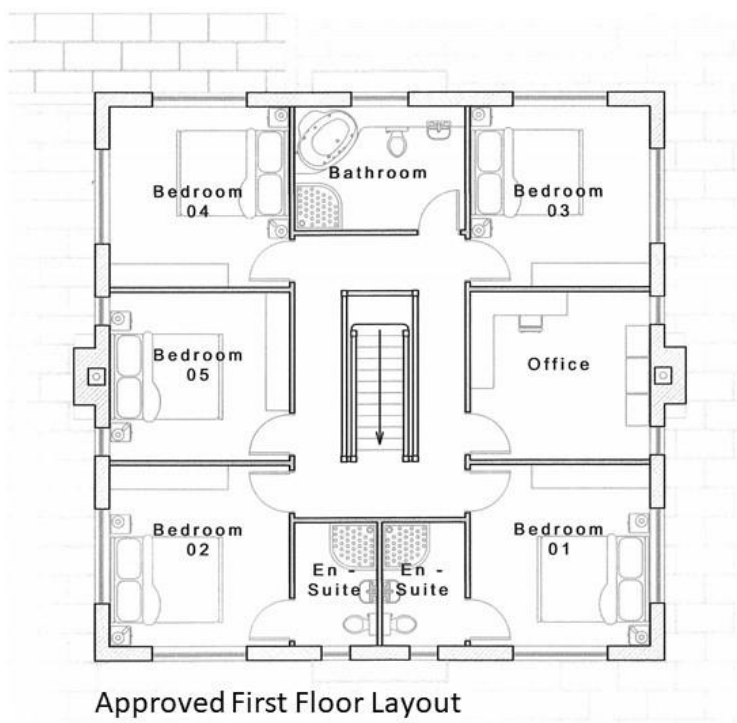
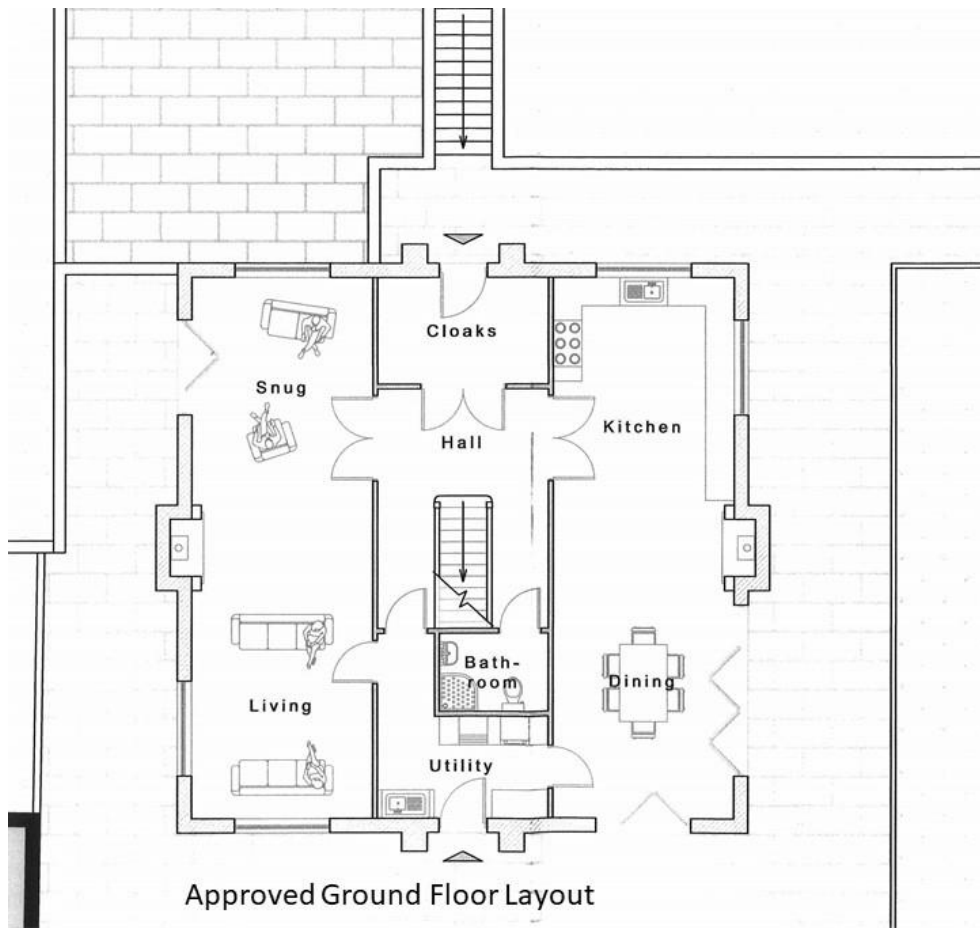
Adjacent to the building plot and also currently available for sale through David Hill LLP is an extensive range of attractive traditional buildings, part of which offer tremendous scope for further redevelopment (subject to planning). The buildings currently comprise a two bedroom cottage, annexed to which is a separate one bedroom apartment and a beautifully appointed detached three bedroom barn conversion, arranged around a charming courtyard setting with paddock beyond. Full details are available on request from the agents.

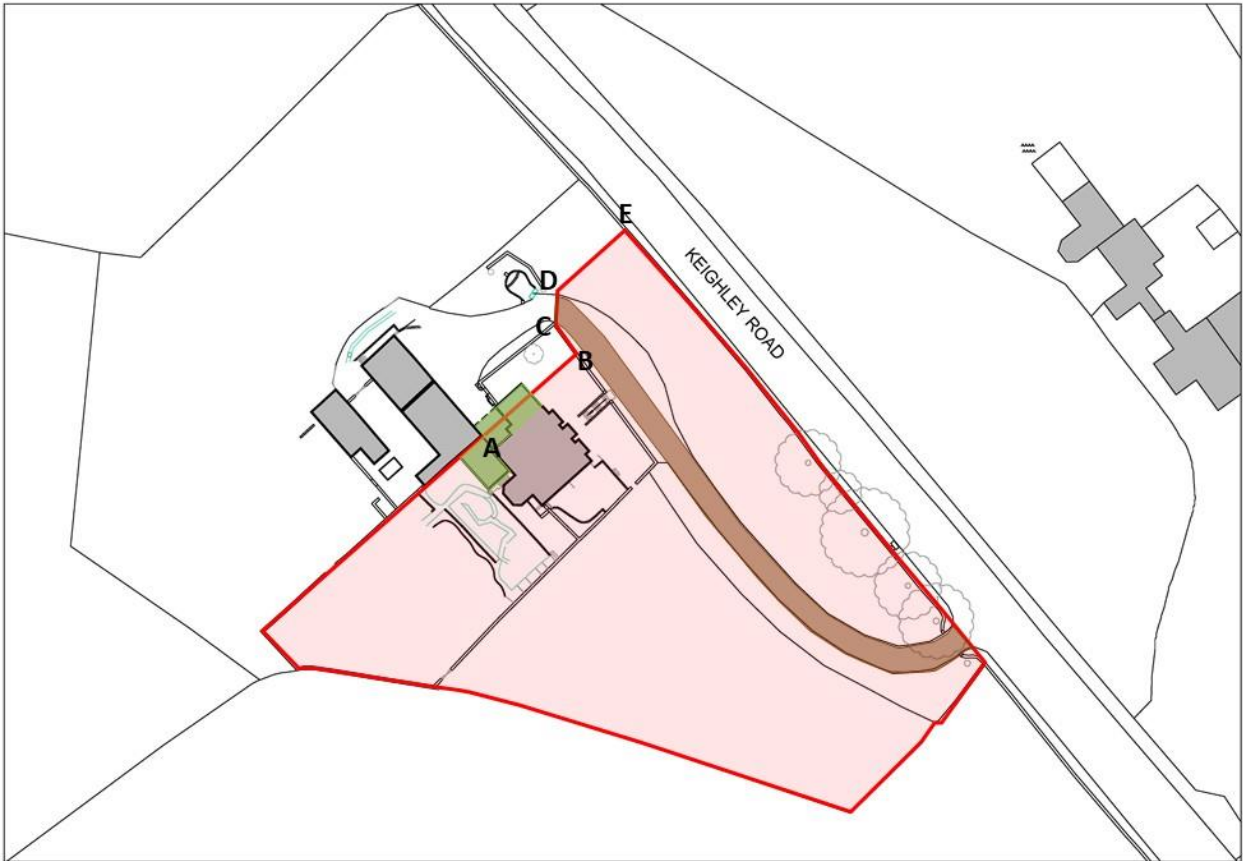
General Notes

In the event of the building plot and additional property being sold separately, the following will apply.

1. The property comprising Brooks Barn and the parcel of retained land will each have a right of way over the section of access coloured brown.
2. The building plot purchasers will disconnect the existing gas, electricity and drainage to the property and remove the section of buildings shown coloured







green on the plan within 6 months of completion of the sale. Rights will be granted where possible to the building plot through the adjacent property to enable connection to mains services.

3. The building plot purchasers will erect a new boundary structure (specification to be agreed) between points ABC and DE within 6 months of completion of the sale.

Services

We understand mains electricity, mains gas and mains water are available nearby. Drainage will be to a new package treatment plant to be installed by the purchasers within 6 months of the property being sold.

Tenure
Freehold

Directions

From Skipton head south on the A629 Skipton Road to Kildwick roundabout and continue on the dual carriageway (A629) to the Silsden/Steeton roundabout. Take the third exit onto Station Road signed to Steeton and continue past the train station and Steeton Hall Hotel to the traffic lights at the junction with Keighley Road (B6265). At the lights turn left and continue for about 850 metres where the entrance to the property is on the right. A for sale sign has been erected.

The New Ship, Mill Bridge, Skipton, BD23 1NJ info@david-hill.co.uk

These particulars have been prepared as accurately and reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the David Hill office and we would be pleased to check the information. Please do so particularly if contemplating traveling some distance to view the property. We have not tested any services or appliances and nothing in these particulars should be deemed a statement that they are in good working order or that the property is in good structural condition or otherwise. Areas, measurements, plans or distances are given as a guide only. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No employee or partner of David Hill has authority to make or give any representation or warranty in relation to the property, nor enter into any contract relating to the property on behalf of the vendor.

