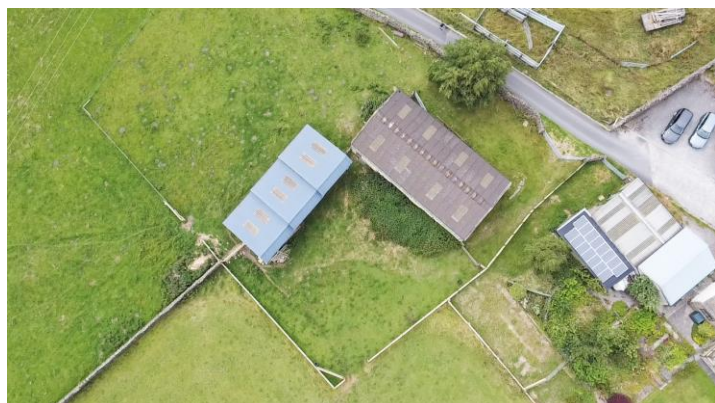


01756 795621  
www.david-hill.co.uk

DAVID HILL



## New House Barn East Royd Oakworth BD22 7JW

An exciting opportunity to acquire a modern building with permission for conversion to create a four bedroom contemporary residence together with a further useful storage building and land extending to about 4.30 acres, perfect for those with equestrian or hobby farming interests.

Convenient semi rural position on the edge of Oakworth enjoying a fabulous southerly aspect with stunning views towards Howarth.

Guide Price £300,000

# New House Barn East Royd Oakworth BD22 7JW

Haworth 2 miles • Keighley 2.5 miles • Skipton 12 miles • Colne (M65) 11 miles • Bradford 10 miles • Leeds 25 miles

## Location

The property enjoys a pleasant back water position on the southerly edge of Oakworth Village which provides a useful range of services including a primary school, Co-op store, pubs and various eateries. The renowned village of Haworth with its cobbled High Street and numerous independent shops is a short distance to the south. Haworth is of course most famous as being the home to the Bronte sisters attracting visitors from around the world to its iconic Parsonage, rolling moors and the ruins of Top Withins Farmhouse. The bustling town of Keighley is about 2.5 miles to the north east offering a full range of services and amenities including direct rail links to both Bradford and Leeds. Access by road is excellent with the A629 providing a short commute to Halifax in the south while the moor top road to the west takes you over to the East Lancashire town of Colne over the M65 motorway.

## Description

This well constructed modern building benefits from prior approval for change of use to form a stylish four bedroom family home. Permission for the conversion of the building was granted by Bradford Metropolitan District Council on the 01 November 2021 – Application no : 21/04664/PAR.

Electronic copies of the approved planning documents are available on request from the agents.

The approved scheme provides well planned accommodation on the ground floor which briefly comprises.

Storm porch, hall area opening directly into a spacious kitchen which in turn is open to an impressive living/dining space with double sliding doors. Separate utility room . An inner hall gives access to bedroom 1 with dressing area and en suite, two further double bedrooms, a house bathroom and a snug/bedroom 4.

Total approximate gross internal floor area 145 sqm (1,560 sqft)

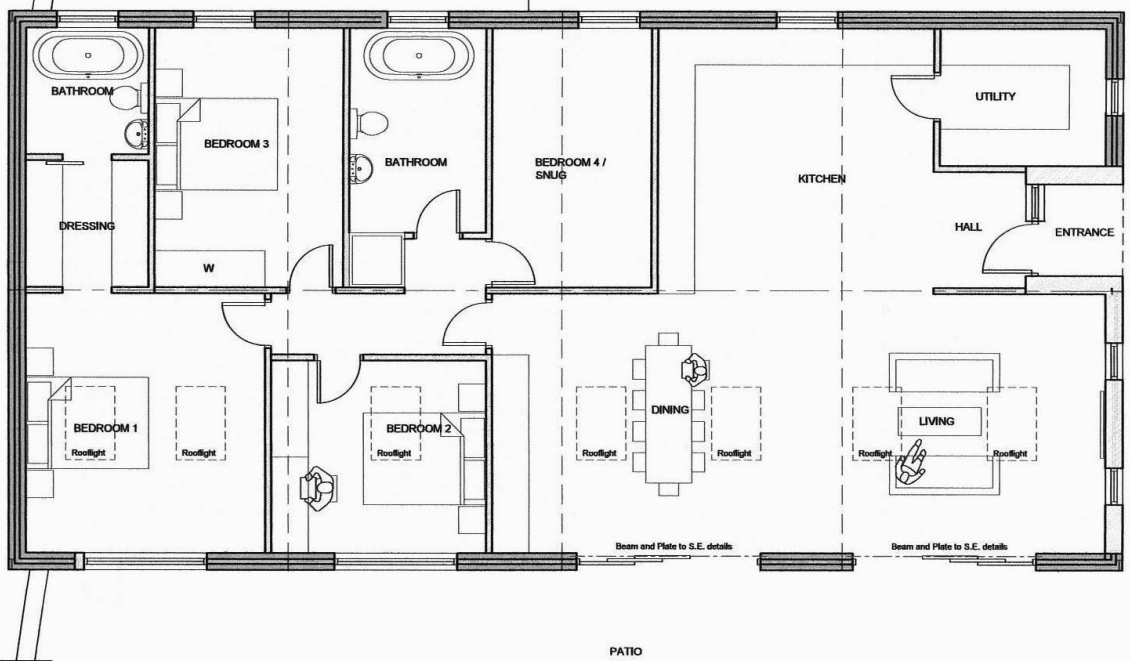
## Outside

The approved scheme provides a generous gravelled parking and turning area and a patio extending across the southerly elevation.

A further open fronted timber framed agricultural building measuring (5.80m x 15.50m) extends at right angles to the main building providing useful additional storage.

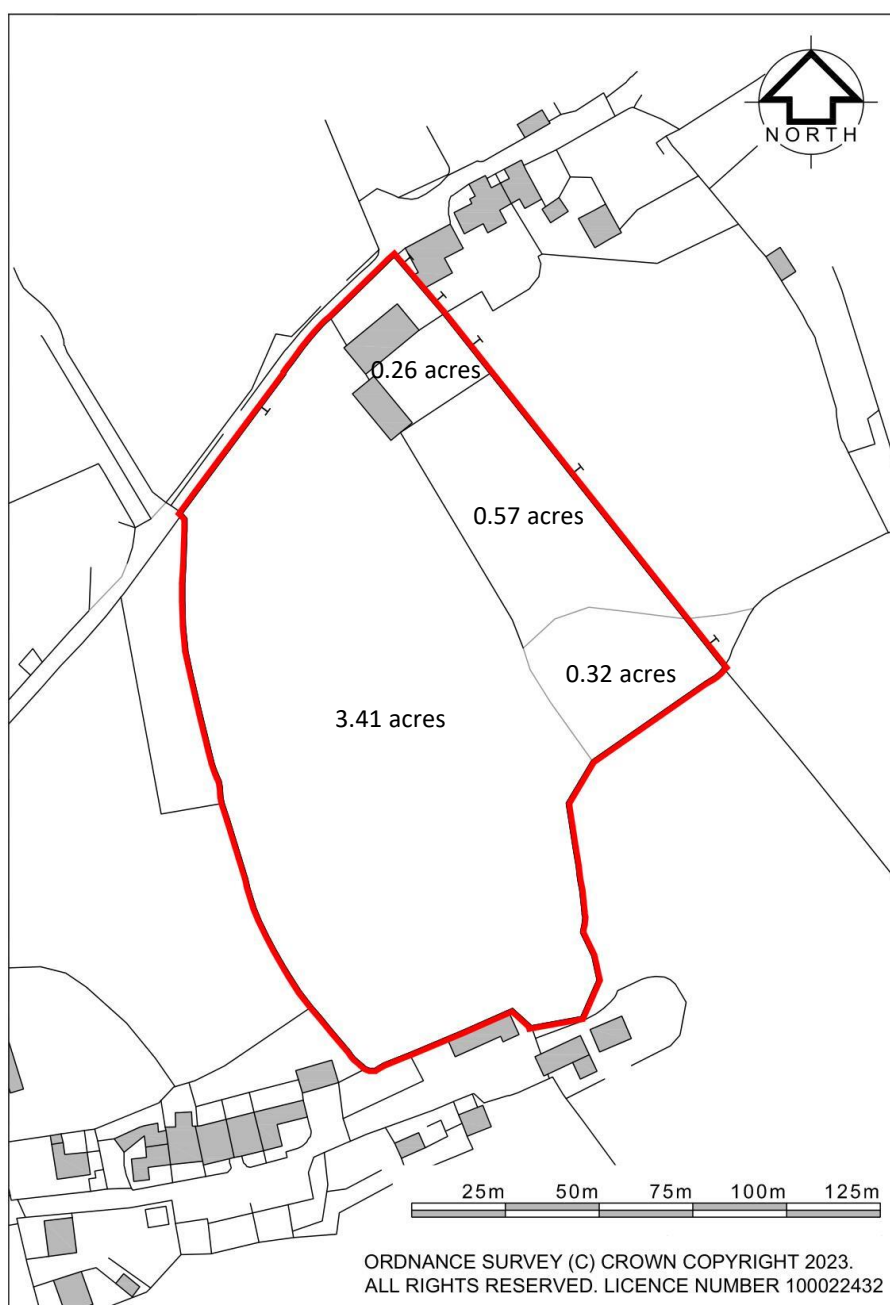
Beyond the buildings to the south is a super block of meadow and pasture extending to approximately 1.74 hectares (4.30 acres), perfect for those with equestrian or hobby farming interests.





Approved Floor Layout





### Services

There are no services connected to the building. We believe mains water and mains electricity are available nearby.

The purchasers are responsible for satisfying themselves as to the availability of services.

### Tenure

Freehold

### Viewing

By appointment with the agents.

### Directions

From Keighley Town Centre and the roundabout at the Albert Hotel take Oakworth Road (B6143) and continue for about 2 miles the mini roundabout in Oakworth. At the mini roundabout take the first exit onto Station Road and continue for about 350 meters before turning left onto East Royd. New House Barn is the first building on the right after about 250 metres. A David Hill for sale sign has been erected at the property.

The New Ship, Mill Bridge, Skipton, BD23 1NJ

[info@david-hill.co.uk](mailto:info@david-hill.co.uk)

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