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DAVID HILL



## Hayhills Farm North Silsden Keighley BD20 9JL

An exciting opportunity to redevelop a significant range of buildings to create a total of four substantial residences. The property comprises a charming farmhouse requiring complete refurbishment, a stunning stone barn and two further modern farm buildings each with permission for conversion to dwellings.

Secluded rural setting on the edge of the popular village of Silsden within reach of the larger local business centres.

Guide Price £795,000

# Hayhills Farm North Silsden Keighley BD20 9JL

• Silsden 1.5 miles • Skipton 5.5 miles • Ilkley 8 miles • Colne (M65) 14 miles • Bradford 14 miles • Leeds 25 miles

## Location

Hayhills Farm North enjoys a pleasant rural setting about 1.5 miles to the north of the busy village of Silsden, conveniently located between the market towns of Skipton, Ilkley and the larger town of Keighley. Silsden provides a good range of services including independent shops, an Aldi supermarket, a number of pubs and eateries and a primary school. Recreational facilities include a golf driving range, cricket club and a football club with the Leeds Liverpool Canal providing pleasant walks. Transport links include Steeton & Silsden Station providing regular direct rail services to Skipton, Bradford and Leeds with the A629 providing good road access to the larger local centres.

## Description

The buildings at Hayhills North are set at the bottom of a private lane shared with two separate neighbouring dwellings which together enjoy a delightful secluded rural position on the edge of the popular village of Silsden.

Up until recently Hayhills Farm North was a working dairy farm but a change in ownership has seen the land incorporated as part of a significant tree planting scheme with the buildings being surplus to requirements, creating a fabulous development opportunity.

At the heart of the farmstead is an attractive semi detached farmhouse of considerable age, retaining many interesting original features including mullion windows, beams and exposed roof timbers. At some point the house has been reconfigured to incorporate self contained annexe accommodation and although now requiring a comprehensive programme of refurbishment throughout offers tremendous scope to create a fabulous family home.

The existing accommodation is laid out over two floors briefly comprising; Entrance hall, living/dining room, kitchen, bathroom, living room, kitchen/dining room. First floor landing, bathroom and three bedrooms.

Approximate Gross Internal Floor Area 184m<sup>2</sup>

## Cubicle House Approved Layout



Adjoining the farmhouse is a substantial stone barn with an extant planning permission for conversion to form a four bedroom dwelling. The approved accommodation is laid out over three floors briefly comprising; Entrance hall, living room, study, dining room, kitchen. First floor landing, bathroom, three bedrooms. Second floor bedroom 4.

Approximate Gross Internal Floor Area 240m<sup>2</sup>

Beyond the stone barn is a detached former cubicle house of modern construction having prior approval for change of use to convert to a substantial single residence. The approved accommodation is laid out over the ground floor and briefly comprises; Entrance hall, four bedrooms, bathroom, utility, open plan kitchen/dining/living area.

Approximate Gross Internal Floor Area 215m<sup>2</sup>

Adjacent to the farmhouse is another more modern detached farm building having prior approval for change of use to convert to a three bedroom dwelling. The approved accommodation is laid out over two floors and briefly comprises; Entrance hall, cloakroom/w.c., bathroom, two bedrooms, utility, open plan kitchen/dining/living area. First floor landing, bathroom, two bedrooms, snug.

Approximate Gross Internal Floor Area 230m<sup>2</sup>

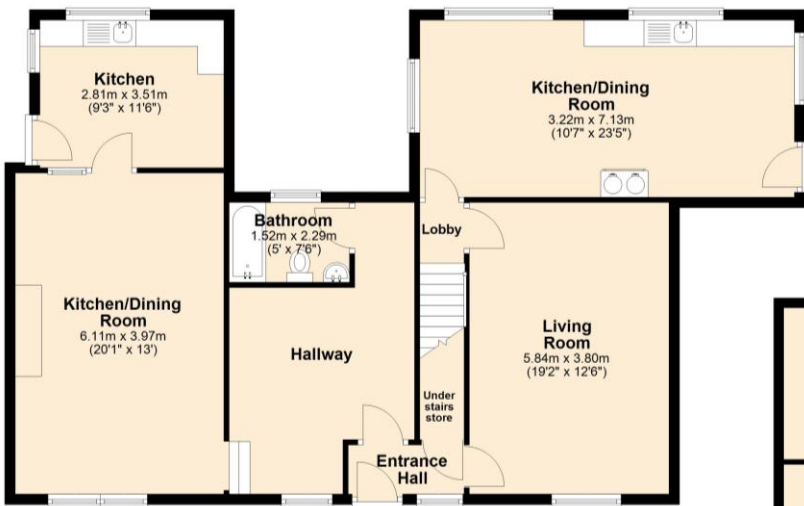
## Planning

Bradford Metropolitan District Council  
Conversion of stone barn to dwelling and erection of double garage  
Application No: 02/01704/FUL  
Granted on 30 September 2002

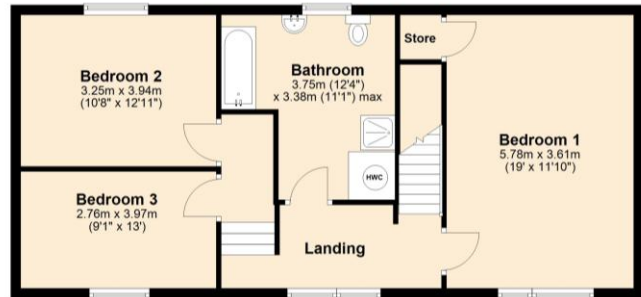
Discharge of Conditions Application No: 02/01704/FUL  
Dated 01 November 2006

Bradford Metropolitan District Council  
Change of use of two agricultural buildings to form two dwellings  
Application No: 25/01466/PAR  
Granted on 05 June 2025

Bradford Metropolitan District Council  
Variation of Condition II (02/01704/FUL)  
Application No: 25/01467/VOC  
Granted on 27 June 2025



Ground Floor

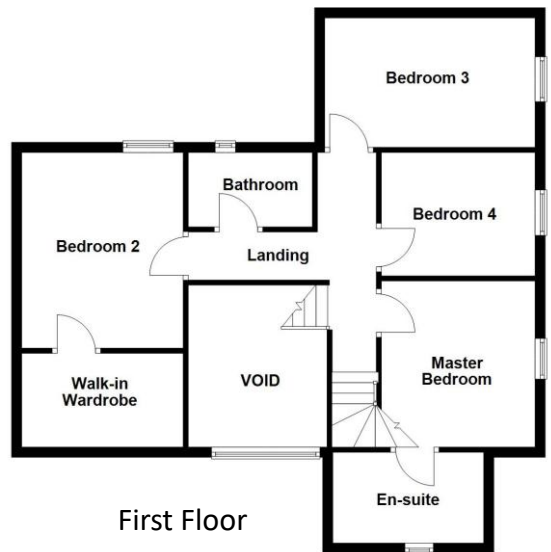


First Floor

### Stone Barn Approved Layout

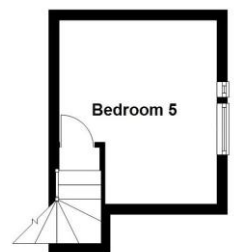


Ground Floor

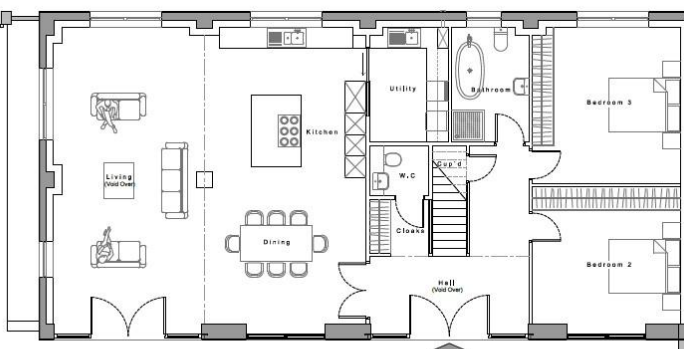


First Floor

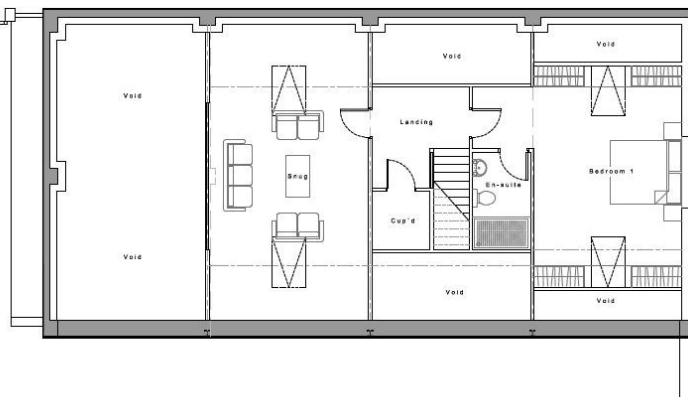
Second Floor



### Farm Building Approved Layout



Ground Floor



First Floor



Colour	Description	Decision Notice
Yellow	Conversion of 2 Agricultural Buildings	25/01466/PAR
Blue	Conversion of Traditional Stone Barn	02/01704/FUL
Green	Existing Farm House	

### Overage

The cubicle house and farm building are subject to an overage clause in respect of 40% of any uplift in value generated by the grant of planning permission for change of use to residential. Details are available on request.

### Services

We understand the farmhouse is connected to mains electricity. Water is off a private network (Silsden Moor Water Committee) with drainage to a septic tank.

NOTE: the septic tank serving the neighbouring property is located within the site to the east of the cubicle house farm building.

### Energy Rating

Farmhouse – F 26

### Tenure

Freehold. Vacant possession on completion

### Directions

From Skipton on the A629 Aire Valley Trunk Road take the first exit to Silsden (A6034) at the Silsden/Steeton roundabout and continue over the river bridge to Silsden. Continue over the canal bridge on the main street and turn left onto Briggate. At the junction with Skipton Road turn right and immediately left onto Bradley Road and continue for about 1km before bearing right onto Horn Lane. After about 275 metres turn right onto Hayhills Lane which is an unmade lane. Follow Hayhills Lane to the bottom (450 metres) where Hayhills Farm North can be found through the gate to the left. David Hill for sale signs have been erected.

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

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