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DAVID HILL



## **The Stables Hill Top Road Hainworth Keighley BD21 5QH**

An interesting conversion subject comprising a stone built garage and stable yard benefitting from full planning permission for conversion to form a manageable one bedroom bungalow with private parking and gardens.

Pleasant rural back water position off Hill Top Lane on the edge of Hainworth Village overlooking the Worth Valley.

**Guide Price £145,000**

# The Stables, Hill Top Road, Hainworth, Keighley, BD21 5QH

- Keighley 2 miles • Haworth 3 miles • Skipton 11 miles • Colne (M65) 14 miles • Bradford 9 miles

## Location

The property enjoys a pleasant rural position on the south westerly fringes of Hainworth Village overlooking fields and the Worth Valley beyond. The vibrant town of Keighley is about 2 miles to the north offering a comprehensive range of services and amenities, including excellent transport links with regular rail services to Skipton, Bradford and Leeds.

## Description

The property is accessed directly from Hill Top Road via an existing gated entrance which opens into a private parking and turning area adjacent to the building. The building which is L shaped is a combination of stone and block render construction forming a double garage and stable block with an enclosed yard area to the rear. Beyond the parking area is a pleasant walled garden area.

Full planning permission was granted by Bradford Council for a sympathetic scheme prepared by the planning and development team at David Hill LLP for the conversion of the garage and stable to form a single dwelling.

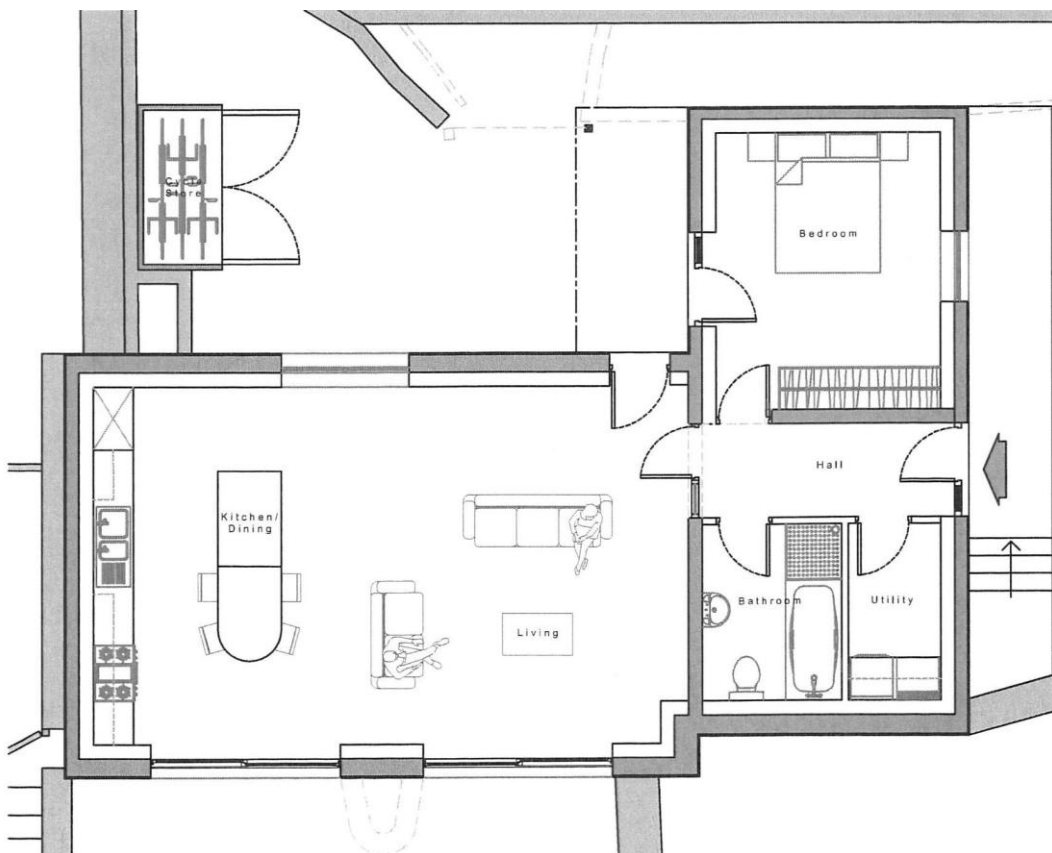
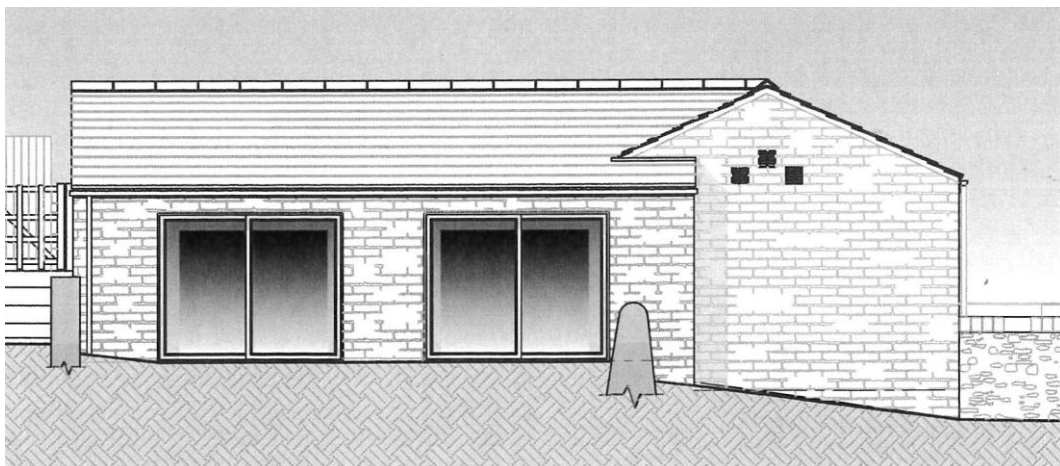
The scheme was approved under Application No: 25/03344/FUL issued on the 25 November 2025.

An electronic copy of the approved plans and associated documents are available on request from the agents.

In brief, the approved scheme provides the following accommodation across one floor:

Ground Floor: Entrance Hall, Utility, Bathroom, Bedroom 1, Open Plan Living/Dining/Kitchen.

Total approximate gross internal floor area 66m<sup>2</sup> (710sqft).







## Services

Rights reserved to connect into an existing package treatment plant for foul drainage. Existing mains water and electricity supplies from the neighbouring farm will be disconnected on completion, with the purchasers to apply for new connections as required. We believe mains water and mains gas to be available within Hill Top Road.

## Tenure

Freehold. Vacant possession on completion.

## Viewings

By appointment with the selling agents.

## Directions

From Skipton continue to Keighley on the A629 passing through the town centre on North Street and then onto South Street. Just after the entrance to Ingrow Station turn left onto Haincliffe Road and at the T junction with Hainworth Wood Road turn right and then left at the next junction onto Hainworth Lane. Continue up Hainworth Lane which is cobbled to Hainworth Village turning right onto Hill Top Road which becomes an unmade track. Follow Hill Top Road for about 300 metres where the property can be found on the left just after the right hand bend. A David Hill 'For Sale' sign has been erected.

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

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