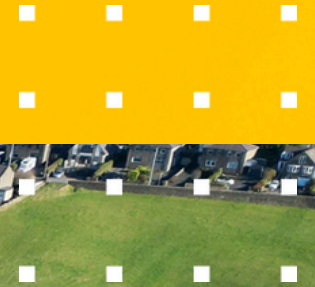


Land at Ivy Bank Mill Lane

HAWORTH, KEIGHLEY, BD22 8PD

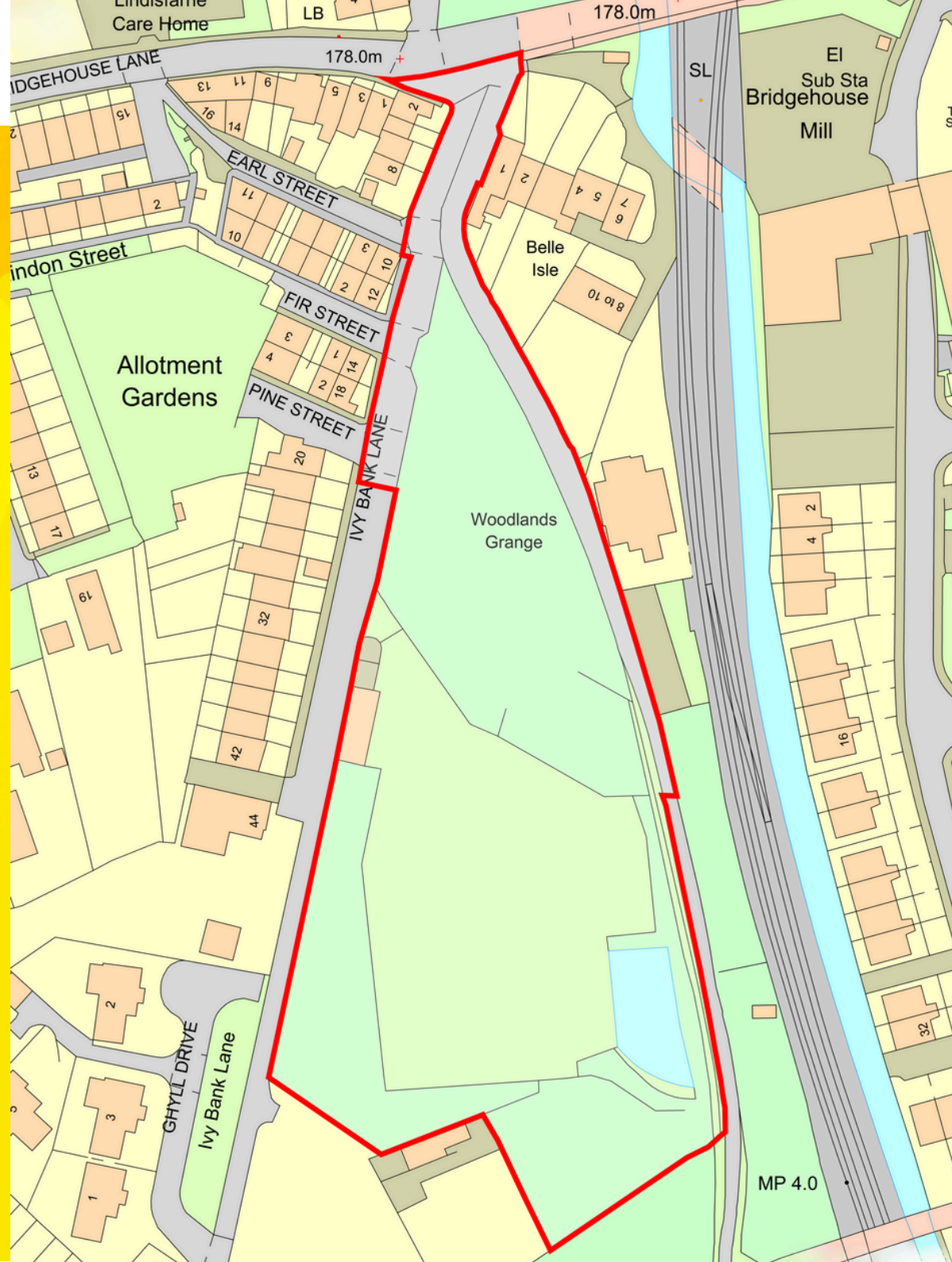
Residential Development Opportunity



savills

KEY HIGHLIGHTS

- Immediate Residential Development Opportunity.
- The sale area is approximately 2.67 acres (1.08 Hectares).
- Located within the Heart of Haworth, a popular village with a range of local amenities including a Coop food store, primary school and local businesses.
- The site is readily accessible by rail, with the nearest railway station located under 4 miles north in Keighley.
- The site benefits from Outline Planning Permission for the development of 33 residential units C3 or 30 retirement apartments C2 and 17 residential units C3 (Ref: 18/03530/MAO).
- The site owner is currently preparing a reserved matters application for 33 residential units (C3). This application can then be amended to reflect the scheme the selected developer wishes to deliver. For any planning queries, then please contact Savills Planning.
- Offers are invited on an unconditional or subject to planning basis by NOON Friday 23rd May 2025.



LOCATION & DESCRIPTION

The subject site is situated in the heart of Haworth, a picturesque and highly sought-after village known for its charming residential character and surrounding pastoral countryside. Haworth offers a variety of amenities, including pubs such as The Fleece Inn and The Hawthorn, Haworth Primary school, a Co-op Food store and the Bronte Parsonage Museum.

The Main Street lies approximately 200m northwest of the subject site, a historic cobbled high street featuring numerous local businesses and shops that provide a wide range of services. This area is a popular destination for both residents and visitors due to its rich heritage and sense of community.

The sale area comprises an area of approximately 1.08 hectares (2.67 acres) which is currently vacant, cleared space.

The site is bordered by Ivy Bank Lane and Sun Street to the west, where the surrounding area is primarily residential, consisting of Victorian-style properties including both terraced and semi-detached homes. To the south, the site adjoins agricultural and private land, with Libby's Place Homestay located immediately to the southwest. The northern boundary consists of Ivy Bank Lane, accessed from Bridge House Lane further north. To the east, the site is bordered by Worth Valley Railway, which operates a famous heritage steam rail service, with further land accommodating a new residential development of semi-detached and detached dwellings.

Haworth lies approximately 10 miles northwest of Bradford city centre and approximately 23 miles west of Leeds, both of which are accessible via a regular rail service from Keighley Railway Station. Manchester is located 45 miles to the south.

PLANNING

The development site has the benefit of an Outline Planning Permission for the residential development of up to 33 residential units C3 or 30 retirement apartments C2 and 17 residential units C3 (The permission includes a provision of 20% Affordable Housing and policy S.106 contribution - Ref: 18/03530/MAO 3rd May 2022). Condition one of the permission however requires the submission of reserved matters within 3 years of the date of the outline permission, i.e. by the 2nd May 2025.

The site owner is currently preparing a reserved matters application for 33 residential units (C3) which will be submitted in advance of the 2nd May. This application can then be amended to reflect the scheme the selected developer wishes to deliver.

If there are any planning queries, then please contact Adam Key (akey@savills.com) or Sophie Williams (sophie.e.williams@savills.com) in the Planning Team.



Land at Ivy Bank Mill Lane

Haworth, Keighley, BD22 8PD

VIEWING

Partial viewing of the Land can be obtained from Ivy Bank Mill Lane. Should you wish to walk the internal boundaries of the site then please contact the agents in the first instance.

TECHNICAL & PLANNING INFORMATION

Planning information and documents can be found in the data room:
<https://savillsglobal.box.com/v/Land-at-Ivy-Bank-Mill-Lane>

METHOD OF SALE

Offers are invited on an unconditional or subject to planning basis, to be submitted to Joshua Franklin or Thomas Bruce. The deadline for bids is NOON Friday 23rd May 2025.

COMPLIANCE CHECKS

Please be advised that we are required by law to satisfactorily complete compliance checks on the purchasing entity.

CONTACT

For further information please contact:

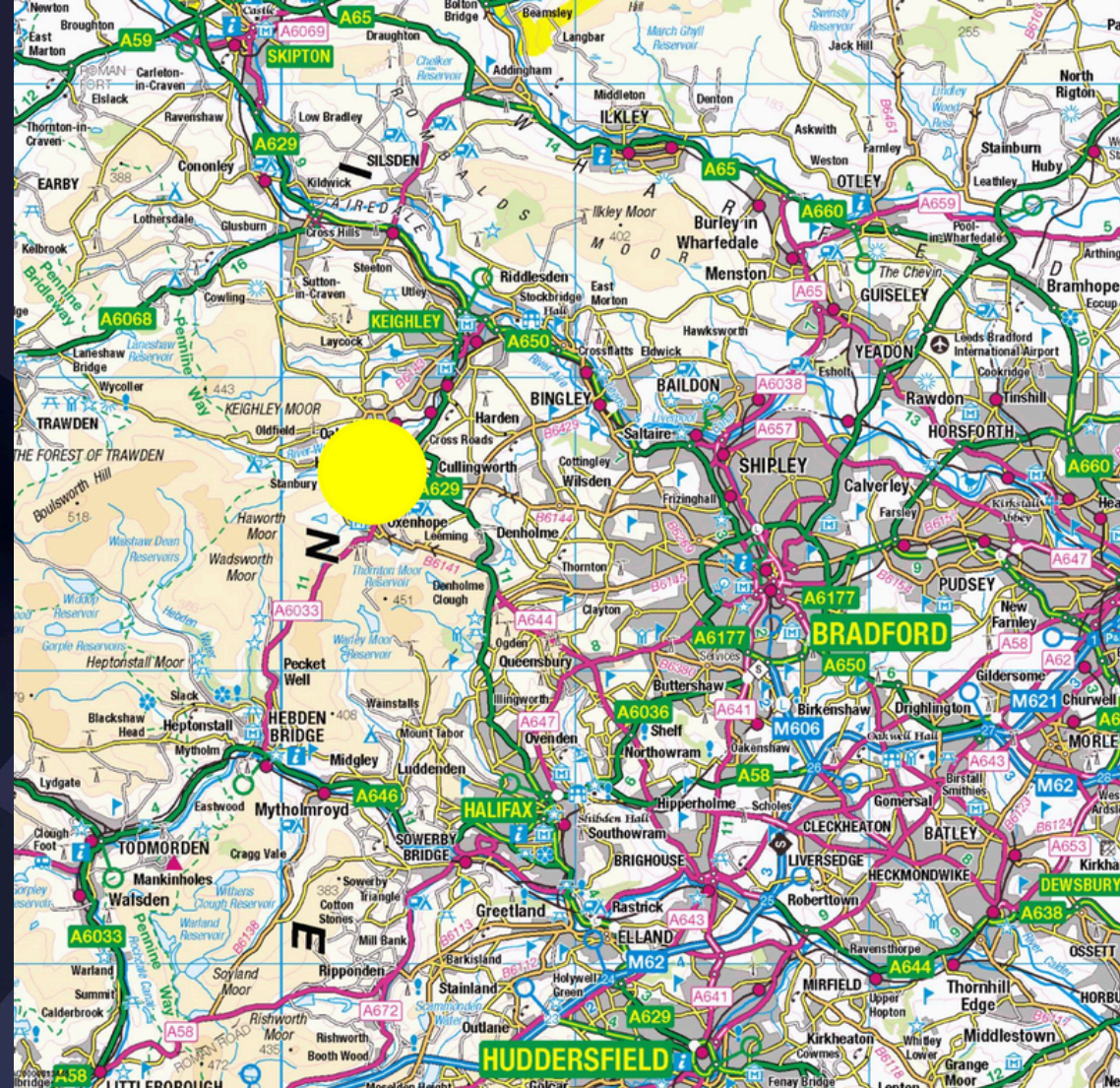


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