

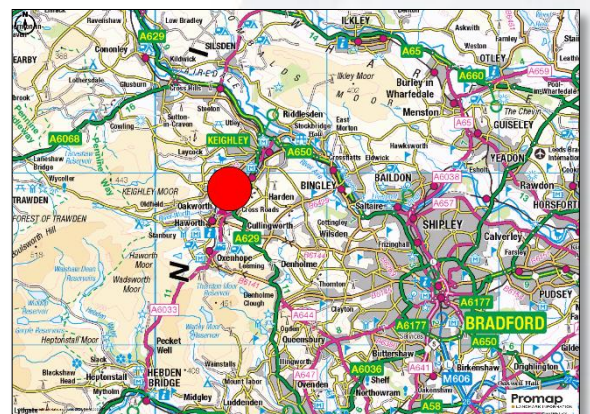
*For Indicative Purposes Only

Excellent residential development opportunity benefitting from draft allocation in emerging Local Plan

Circa 2.47 Acres (1 Hectare)

KEY HIGHLIGHTS

- Cleared development site benefitting from draft allocation in the emerging BMDC Local Plan for the development of 41 no. dwellings;
- Set amongst existing estate housing, forming the final phase of the existing Bronte Fields development;
- Benefits from excellent views over the Worth Valley.



For more information please contact:

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FOR SALE

Land at Hunsden Way, Oakworth BD22 7LU

On the instructions of City of Bradford Metropolitan District Council

LOCATION

The subject site is situated on the eastern fringe of the village of Oakworth, located approximately 2 miles southwest of Keighley Town Centre. The village of Oakworth benefits from a good amount of local amenity, including convenience retail, a primary school, and Valley View Court Health Centre.

The site is set within an attractive location, with proximity to nearby heritage destinations, including Bronte Country, the village of Haworth, and also contains the Oakworth Station stop on the Keighley & Worth Valley heritage steam railway.

DESCRIPTION

The Property forms the development site associated with the remaining phase of the Bronte Fields development, and therefore benefits from an attractive approach via the existing estate to the north.

The site slopes gradually from north to south, and is of a broadly rectangular shape, extending to approx. 2.47 acres (1 hectare). Access can be achieved off Hunsden Way and Earnshaw Way to the western boundary of the site.

PLANNING

The site benefits from draft allocation (ref KY9/H) in the emerging BMDC Local Plan for the delivery of up to 41 dwellings.

Whilst the planning consent for the completed development to the north ([16/02526/MAF](#)) does not incorporate the subject site, there are historic technical reports uploaded (and are available to view via the Planning Portal) as part of this application which incorporate the subject site. We would advise interested parties make their own enquiries with the relevant consultants in relation to the information contained within the historic technical reports.

We advise all planning enquiries are made to the Local Planning Authority.

TERMS

Offers are invited by Private Treaty for our Client's freehold interest, with preference for unconditional offers. Conditional offers will be considered on their merits.

The vendor is under no obligation to accept the highest offer.

VIEWING

The site can be viewed from the adjoining public highway

VAT

Please note the land is opted to tax and therefore VAT will be applicable on the sale price.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING

To discharge its legal obligations. Including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



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The Misrepresentation Act 1967.

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