

LAND FOR SALE IN HOWARTH , WEST YORKSHIRE
LAND AT WEAVERS HILL, HOWARTH, WEST YORKSHIRE BD22
INVESTMENT LAND FOR SALE WITH DEVELOPMENT POTENTIAL CLOSE
TO WILSDEN, KEIGHLEY, BRADFORD AND HALIFAX



A unique opportunity to purchase this strategic parcel of investment land for sale totalling over 11 acres close to existing housing, residential development and main town car / coach park. The land has strong development potential.

The site is superbly situated within the heart of Bronte Country, located within walking distance from Howarth Main Street, local amenities and transportation links.

It is considered that there is a reasonable prospect of securing planning consent on the land. Given its location, catchment area and connectivity, the site has been considered as a potential area for residential and / or commercial development in the medium to long term.

The land for sale is available freehold with a development over ridge of 50% for 75 years should planning be granted.

Guide Price: Offers Invited

TRAVEL & TRANSPORT LINKS

200 metres to the B6142

800 metres to Haworth Train Station

2.5km to A629 Halifax Road

LOCATION

1.4 miles to Oakworth

3.6 miles to Keighley

4.6 miles to Wilsden

8.3 miles to Bingley

10.8 miles to Halifax

13.0 miles to Bradford

The site is situated to the north of the Weavers Hill off the B6142 Bridgehouse Lane. The village of Howarth is a thriving tourist location in the heart of the Bronte Country. The excellent infrastructure accommodates for all local and visitor needs.



The local area is booming with local shops, supermarkets and other local amenities; whilst the schooling in the area is well above the national average in all academic required examination results.



ACCESS

Access to the site is off Weavers Hill via a securely gated entrance area. There is also potential to create new access adjacent to the existing housing.

LAND PRICES

Despite the down turn in the global economy, the latest RICS rural land market survey (16th February 2009) reports that land prices in the North West increased by 11% in 2008. These results provide the consumer with growing confidence to invest in land, despite the recent market situation.

HOUSING NEED

Land supply is crucial to the provision of housing. There are currently competing demands from both the housing and economic development sectors which is putting pressure on the green belt.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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DEVELOPMENT IN THE AREA PLANNING

In the 1980's the Weaver's Hill development was built in three phases and a fourth phase was proposed on part of this land, which was never progressed.

LOCAL AUTHORITY

Bradford Metropolitan Borough Council
City Hall
Centenary Square
Bradford
BD1 1HY

Keighley Town Hall
Bow Street
Keighley
BD21 3PA

The site is allocated within the Bradford Local Plan as being part Green Belt and part Village Open. It's considered that reallocation of the land may be pursued through the Local Development Framework review process and, that there is a reasonable prospect of securing further planning consent on the land in the medium to long term. Any development would be subject to planning consent.

METHOD OF SALE

The land for sale is available freehold with a development over ridge of 50% for 75 years should planning be granted.

To arrange a site visit or to buy the land for sale in Haworth, West Yorkshire; please call 0870 333 1819 or email info@wtsland.co.uk

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