

Residential Development Opportunity

Hilltop Barn, Hillings Lane, Burley, Near Menston, LS29 6AU



A collection of agricultural buildings in a stunning elevated setting within approx. 1.36 acres and having planning consent to create a truly exceptional family home of over 5,000 square feet.

Guide Price £850,000

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Regent House, 13-15 Albert Street, Harrogate HG1 1JX

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General Comments

Hilltop Barn comprises a collection of agricultural buildings set within 1.35 acres (0.55 ha) and offered for sale with full planning consent to create a truly stunning individual home which will extend to about 5,000 sqft (465 sqm).

Designed by award winning local architects, Horsley Townsend, the property, once converted, will provide superb contemporary accommodation incorporating open plan ground floor living space and four bedrooms with en suite facilities at first floor level. Care has been taken to ensure all principal rooms take advantage of this outstanding elevated setting with long distance views over some of Yorkshire's finest scenery.

Burley Woodhead is a small hamlet of high quality homes about three miles to the east of the Spa town of Ilkley where a wide range of amenities are available. A rail service to Leeds and Bradford is to be found in the nearby village of Menston.

Planning

Consent for "Change of use of one agricultural building to Use Class 3 dwelling house and partial change of use of associated barn to form ancillary garage, with remainder demolished to form curtilage" was granted by Bradford Council on 4th July 2022 (Application Ref 22 / 01855 / FUL). A copy of the approval notice and associated selected plans are reproduced in these particulars.

Additional information about the planning approval is available at: [www.planning.bradford.gov.uk/online applications](http://www.planning.bradford.gov.uk/online_applications).

Site area

The site extends to approximately 1.36 acres (0.55 ha).

Tenure

The land is understood to be freehold.

Seller's Solicitor

Gordons LLP, Riverside West, Whitehall Road, Leeds, LS1 4AW

Conditions of Sale

1. The property to be sold will be subject to a restrictive covenant limiting development of this site to a single dwelling.
2. The development of the barn is to be undertaken in accordance with the approved scheme (application no 22 / 01855 / FUL) unless otherwise agreed in writing with the sellers.

Location

From the centre of Ilkley proceed eastwards into Station Road and at the mini roundabout turn right into Cowpasture Road. Continue straight ahead for about 3 miles passing the Cow and Calf Rocks and on into Burley Woodhead. Proceed through the hamlet, passing The Hermit public house. The entrance to the barn, signed "Hilltop Farm" is on the left hand side about 200 yards beyond the junction with Moor Lane. For Sale boards are erected at the drive entrance.

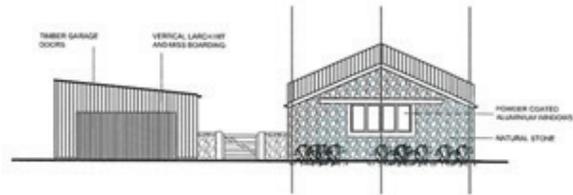
Viewing Arrangement

By prior appointment with either the Harrogate office of Carter Jonas (01423 523423) or the Ilkley office of Dale Eddison (01943 817642).

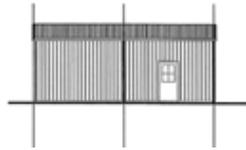








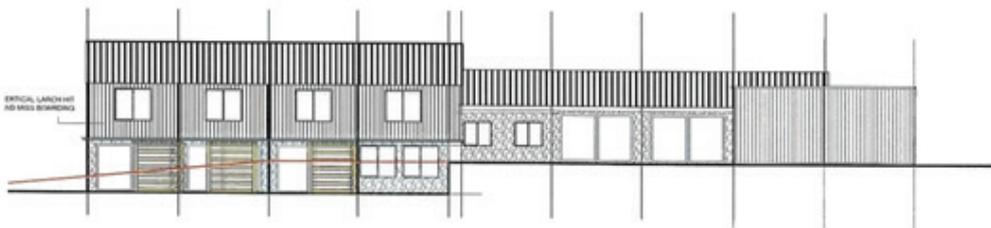
Elevation A



Elevation B



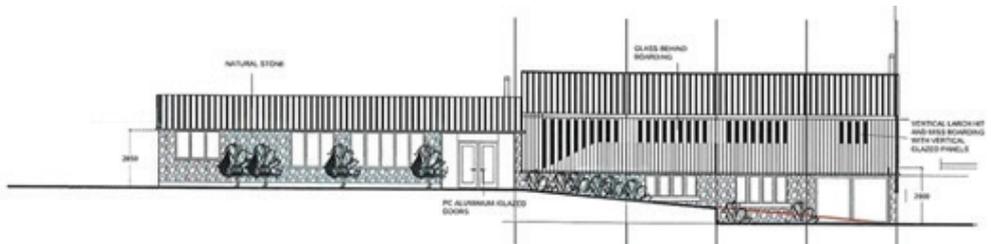
Elevation C



Elevation D



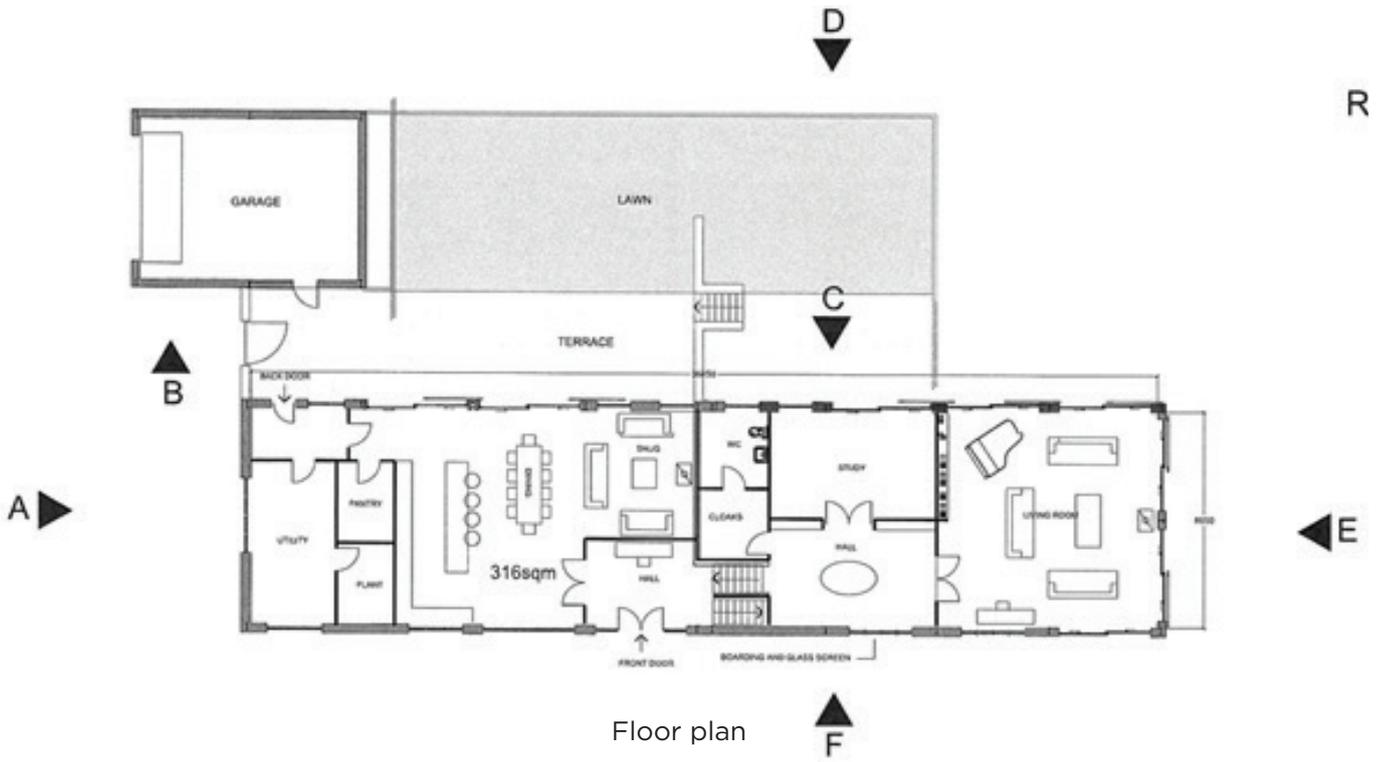
Elevation E



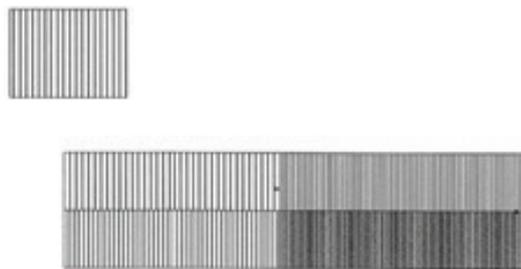
Elevation F



Upper ground



Floor plan



Roof plan 1:200



Scale 1:500

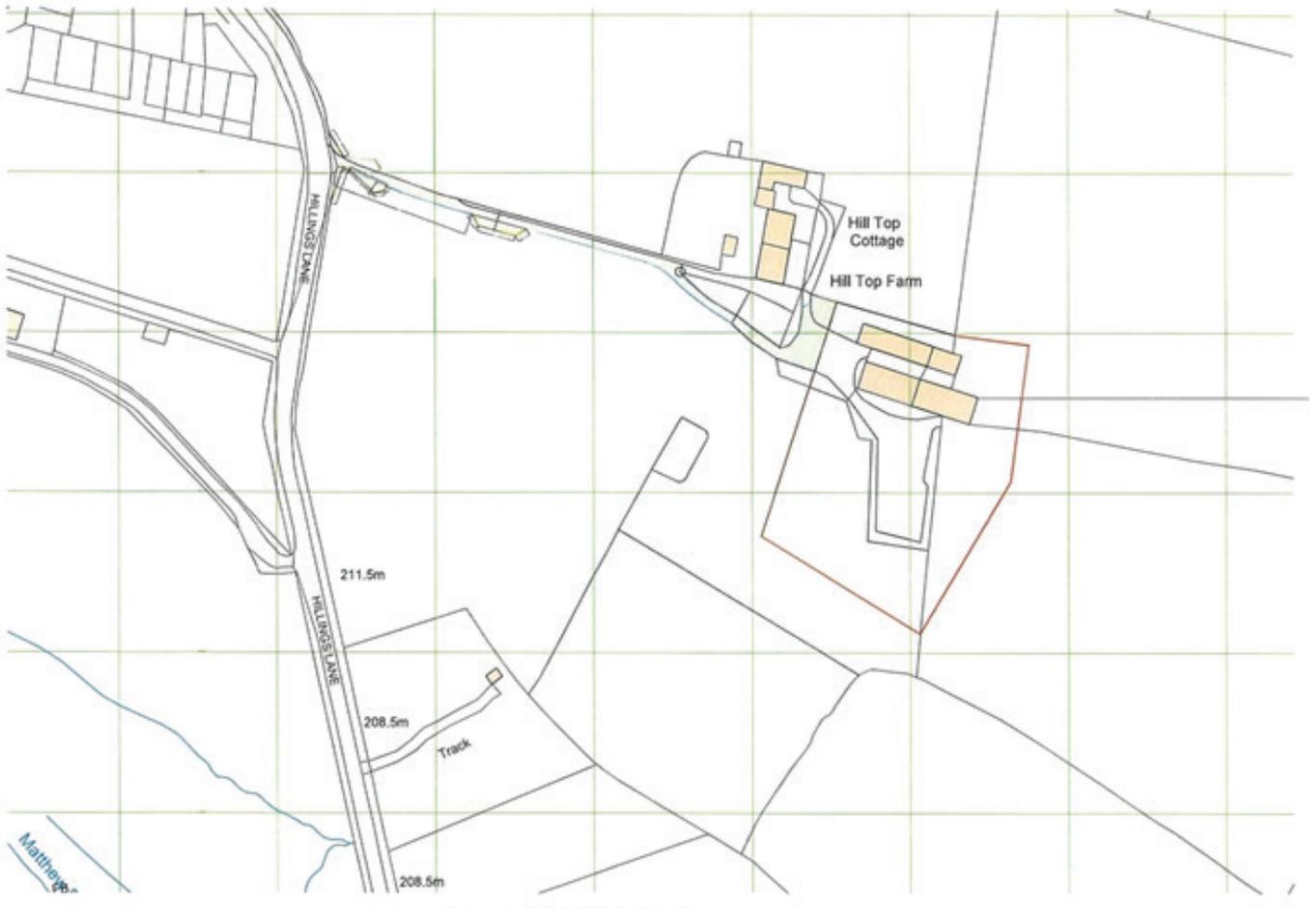


Areas

House: 315 sq m

Garage: 57 sq m

Curtilage: 707 sq m



1:1250

Application No: 22/01855/FUL

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

**Mr Adrian Horner
C/O Mr Sam Ruthven
Johnson Mowat Planning & Development Consultants
Coronet House
Queen Street
Leeds
LS1 2TW**

GRANT OF PLANNING PERMISSION

Proposal: Change of use of one agricultural building to Use Class C3 dwelling house and partial change of use of associated barn to form ancillary garage, with remainder demolished to form curtilage

Location: Hill Top Farm Hillings Lane Menston Ilkley West Yorkshire

Applicant: Mr Adrian Horner

Date Application Received: 26 April 2022

Date Application Valid: 9 May 2022

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

CONDITIONS AND ASSOCIATED REASONS:

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall only be carried out in accordance with the approved plans listed below:-

Plan Type	Plan Reference	Version	Date Received
Location Plan	LOCATION PLAN	C	1st Jul 2022
Proposed Site Plan	SITE PLAN	D	1st Jul 2022
Existing Site Plan	EXISTING PLANS	A	26th Apr 2022

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GRFULZ Proposed Floor Plans	PROPOSED PLANS	C	26th Apr 2022
Proposed Elevations	PROPOSED ELEVATIONS		26th Apr 2022
Existing Elevations	EXISTING ELEVATION	A	26th Apr 2022

Reason: For the avoidance of doubt as to the terms under which this planning permission has been granted.

3. Before development above damp proof course commences on site, arrangements shall be made with the Local Planning Authority for the inspection of all external facing and roofing materials to be used in the development hereby permitted. The samples shall then be approved in writing by the Local Planning Authority and the development constructed in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS2 of the Core Strategy Development Plan Document.

4. The curtilage to the dwelling hereby permitted shall accord with that depicted by the site layout plan reference SITE PLAN rev D. Prior to the occupation of the dwelling, the curtilage shall be defined by Estate Fencing as shown on the approved site layout plan and this boundary shall be retained around the curtilage thereafter.

Reason: To safeguard the Green Belt from further encroachment of inappropriate development, and with regard to the impact on the character of the landscape, to accord with Policies EN2, SC7 and DS2 of the Core Strategy Development Plan Document.

5. The development hereby permitted shall be drained using separate foul sewer and surface drainage systems.

Reason: In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

6. No piped discharge of foul or surface water shall take place from the development until details of a scheme for foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme so approved shall thereafter be implemented prior to the commencement of the development.

Reason. In the interests of the amenity of future occupiers, pollution prevention and the effective management of flood risk and to accord with Policies DS5, EN7 and EN8 of the Core Strategy Development Plan Document.

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7. The development shall include the installation of bat, bird and barn-owl nest boxes in accordance with section 5.27 in the Preliminary Ecological Appraisal (Futures Ecology, April 2022) and section 6.19 of the Ecological Impact Assessment (Futures Ecology, June 2022). All bat/bird habitat enhancement features shall be retained thereafter.

Reason: To ensure appropriate biodiversity mitigation and enhancement measures are included in the finished scheme in accordance with Policy EN2 of Core Strategy Development Plan Document.

8. Prior to the first occupation of the dwelling hereby permitted a minimum of one electric vehicle charging point shall be provided on the site, which shall be retained fully operational whilst ever the use subsists.

Reason: To facilitate the uptake of electric powered vehicles and to reduce the polluting impact of traffic arising from the development in line with the Council's Low Emission Strategy and National Planning Policy Framework.

INFORMATIVES:

Informative: You are advised that the approved development is Community Infrastructure Levy (CIL) liable. The Council will issue you with a CIL liability notice detailing the CIL charge payable shortly. If the CIL liability is £0 then no further action is required.

Where the CIL liability exceeds £50, the CIL charge will be payable on the commencement of the development. If you have not assumed liability to pay the CIL you should do this as soon as possible (financial penalties can be applied for not assuming liability to pay CIL). For CIL purposes, planning permission permits development as at the date of this notice. However, before development commences (this includes the demolition of any existing buildings on site) you must submit a CIL Commencement Notice to the council. Failure to do this will result in the loss of any CIL relief (e.g. Self-Build) and the imposition of financial surcharges. More information on the CIL is available at: www.bradford.gov.uk/planningforms. For any queries please contact the CIL officer by email at developercontributions@bradford.gov.uk.

Informative: Please note that the development hereby approved may contain conditions that require details to be submitted to and approved in writing by the Council either prior to the commencement of the development or at another specified period. To comply with the requirements of these conditions the developer is required to submit an "application for the approval of details reserved by a condition". For more information about the application process and fee please go to www.bradford.gov.uk/planning and click on "Apply for planning". Works must not commence until the necessary approval(s) have been obtained.

Informative: Please note that this approval does not convey any form of approval under the Building Regulations. You are therefore advised to contact Building Control to find out

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whether your proposal requires building regulations approval before starting work. Contact Building Control on 01274 433807. Email - buildingcontrol@bradford.gov.uk

Informative: If any aspect of your proposed works affects existing public footways, public highway, public rights of way, street lighting columns, erection of equipment on the highway or a new vehicular access you must ensure that relevant Highway Legislation and Statutory Notices are complied with and that all relevant fees are paid prior to commencement of your works. Please contact the Network Resilience and Management Team on 01274 437420 or email network.management@bradford.gov.uk

Informative: If your development involves the construction of a new road, a new footway to an existing road or a new public right of way, please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 38 agreements take 6 -12 weeks to process.

Informative: If your development involves the construction of a new junction, or any alteration of an existing road or footway or street lighting columns, prior agreement (S278) by the Highway Authority is required. Please contact the Highway Development Control office on 01274 433707 before any building work commences. Please note that Section 278 agreements take 12-18 weeks to process.

Informative: The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Informative: All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended), including their nests (whilst in use or being built) as well as any eggs the nest may contain. Therefore, no vegetation should be removed and no buildings likely to house nests should be demolished during the bird nesting season. This is weather dependant but generally extends from 1st March to 31st August (inclusive). If this is not possible, a qualified ecologist should check the areas concerned immediately prior to vegetation removal or demolition to ensure that no nesting or nest-building birds are present. If any nesting or nest-building birds are present, no vegetation should be removed and the buildings not demolished until the fledglings have left the nest.

Informative: Barn owl, their nests, eggs and young are protected under Schedule1 of the Wildlife and Countryside Act 1981 (as amended), If they or their nests, characterised by a compacted layer of nest debris, are encountered during works then an appropriately qualified ecologists should be contacted immediately.

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Informative: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300 228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.

Informative: In dealing with this planning application the Local Planning Authority adopted a positive and proactive manner. The Council offers a pre-application service for minor and major applications and applicants are encouraged to undertake this. Proposals are assessed against the National Planning Policy Framework, Local Plan for Bradford policies and Supplementary Planning Documents, which have been subject to proactive publicity and consultation prior to their adoption and are referred to in the reason for approval or reason(s) for refusal. The Local Planning Authority has sought solutions to problems arising by liaising with consultees, considering other representations received and liaising with the applicant/agent as necessary. Where appropriate, changes to the proposal were sought when the statutory determination timescale allowed.

Informative: Plans associated with this application can be viewed at www.bradford.gov.uk/planning and click on "view planning applications"

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