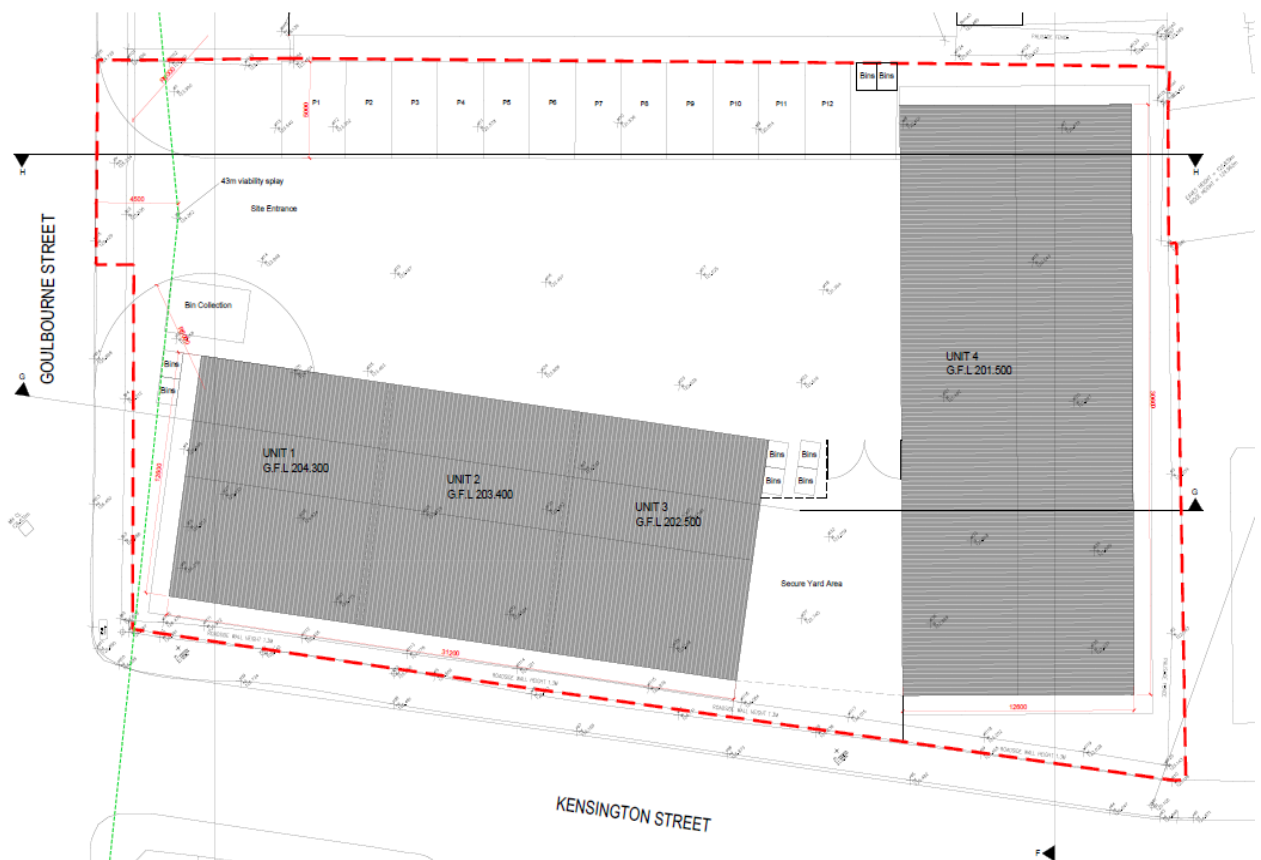


Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Development Site with Planning Permission for the Construction of 8,000 sqft of Industrial/Business Units



**REDUCED - £280,000**

**LAND SITUATED AT GOULBOURNE STREET/KENSINGTON STREET, KEIGHLEY, BD21 1PG**

# LAND SITUATED AT GOULBOURNE STREET/KENSINGTON STREET, KEIGHLEY, BD21 1PG

## Location

The site is prominently situated on the corner of Kensington Street and Goulbourne Street on the south west fringe of Keighley town centre. Goulbourne Street links into the A629 being the main arterial route linking Keighley and Halifax.

Nearby commercial occupiers include Fretwell Print, Keighley Tyres and Keighley Timber.

## Description

The site extends to approximately 0.49 acres of undeveloped commercial land with outline planning permission for the construction of 8,000 sqft of industrial/business units split between two buildings. The current scheme offers 4 units ranging from 1,300 – 4,000 sqft however subject to approval alternative development options would be permitted to suit an owner occupier.

## Rateable Value

The properties will need to be assessed for business rate purposes upon completion/occupation.

## Services

We understand that all main services are available in the nearby Goulbourne/Kensington Street however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Planning

Planning permission has been granted for the construction of 8,000 sqft of industrial/business units planned over 2 buildings. The buildings are split into 4 units ranging in size from 1,300 sqft to 4,000 sqft.

<https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QLDSDADHIYP00>

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

**REDUCED** - £280,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

Lisa Throupe 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

