

# Higher Heights Farm

Lees Moor, Keighley BD21 5QF





# Higher Heights Farm

Lees Moor  
Keighley  
BD21 5QF

Guide Price: £1,000,000

- Main house extending to over 5,000 square feet.
- Total area approximately 12.86 acres (5.20 hectares)
- Elevated position with long distance views
- Designer formal garden area
- Numerous outbuildings suitable for development subject to consent
- Stables

**Entrance Porch · Dining Kitchen · Hallway · Two En-Suite Bedrooms · Two Further Bedrooms · House Bathroom · House Shower Room · Living Room · Garden Room & Balcony · Potting Room including Toilet · Two Offices · Boiler Room & Utility · Wine Cellar · Quadruple Garage & Workshop Area · Ample Parking · Formal Gardens · Attached Barn & Stables · Piggeries & Separate Stables · Meadowland**

Keighley: approx. 2.5 miles

Bradford: approx. 9.5 miles

Skipton: approx. 12.5 miles

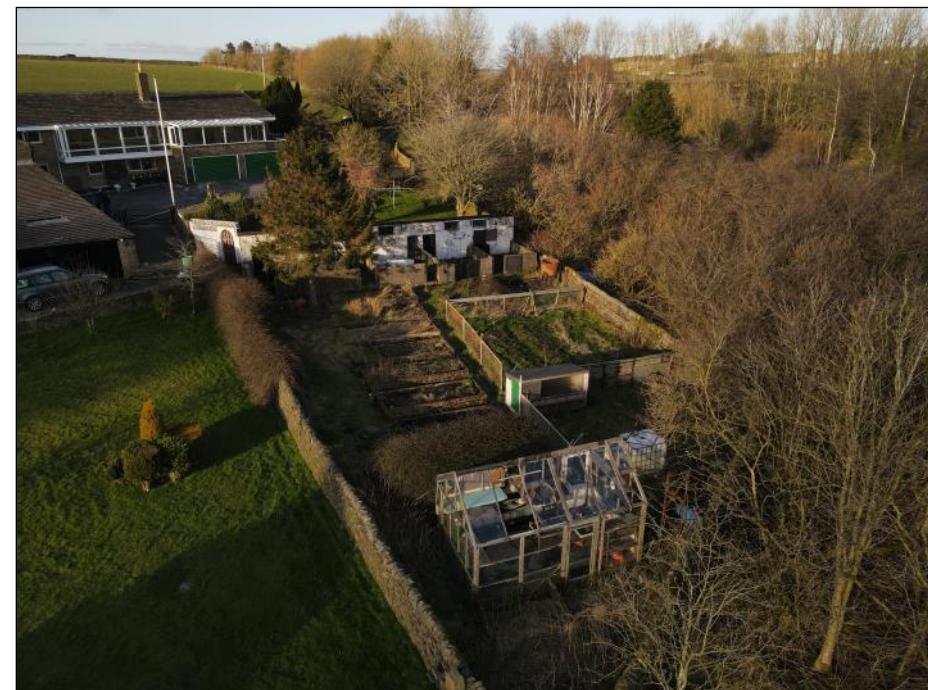
Leeds: approx. 24.5 miles

Higher Heights Farm comprises a spacious traditionally constructed stone faced 1970s property with a Gross Internal Area extending to approximately 468.31 square metres (5,041 square feet). Now requiring extensive modernisation or re-design including the possibility, subject to consent, of demolition and re-construction. The house was designed by the previous owner to take advantage of the commanding views of the surrounding countryside. The property is likely to appeal to owner occupiers wanting to put their own stamp on the property to create a fabulous bespoke residence.

There are also a number of outbuildings, including an attached stone barn extending to 84.73 square metres (912 square feet) on the ground floor together with a mezzanine floor extending to approximately 33.63 square metres (362 square feet) together with two attached stables, all crying out for residential re-development subject to appropriate consents.

As well as almost 3 acres of formal designer gardens including mature trees, shrubs and a pond offering secluded and tranquil walks, there is a former piggery and vegetable garden which, once again, offers potential for residential development subject to consent.

The whole site extends to approximately 12.86 acres (5.20 hectares) including useful fields suitable as meadows or grazing, but for those with an equestrian bent there is a separate stable block with 8 stables included in the sale.



## PLANNING

The property is situated in the administrative district of Bradford Metropolitan District Council and any planning enquiries should be made directly to the Council.

## COUNCIL TAX

Enquiries on the Valuation Office website show that the property is listed in Council Tax Band G.

## SERVICES

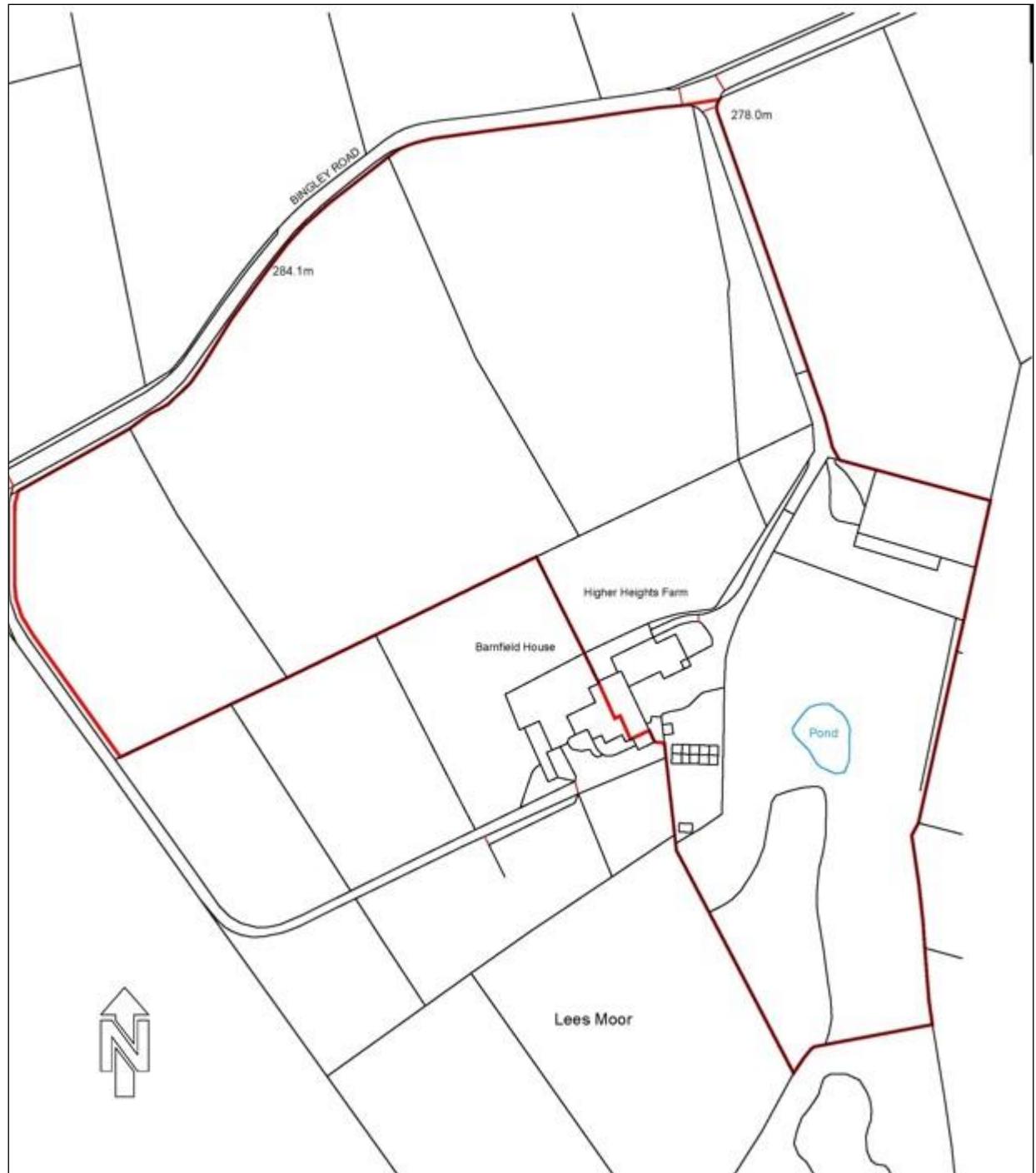
Mains electricity and water are connected including the barn. Drainage is to a private septic tank. There is an oil fired central heating and hot water system. An LPG gas AGA is fitted.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements and wayleaves, both public and private, whether mentioned in these particulars or otherwise.

## OVERTAGE

There is no overage applicable to any of the buildings or land.



## DIRECTIONS

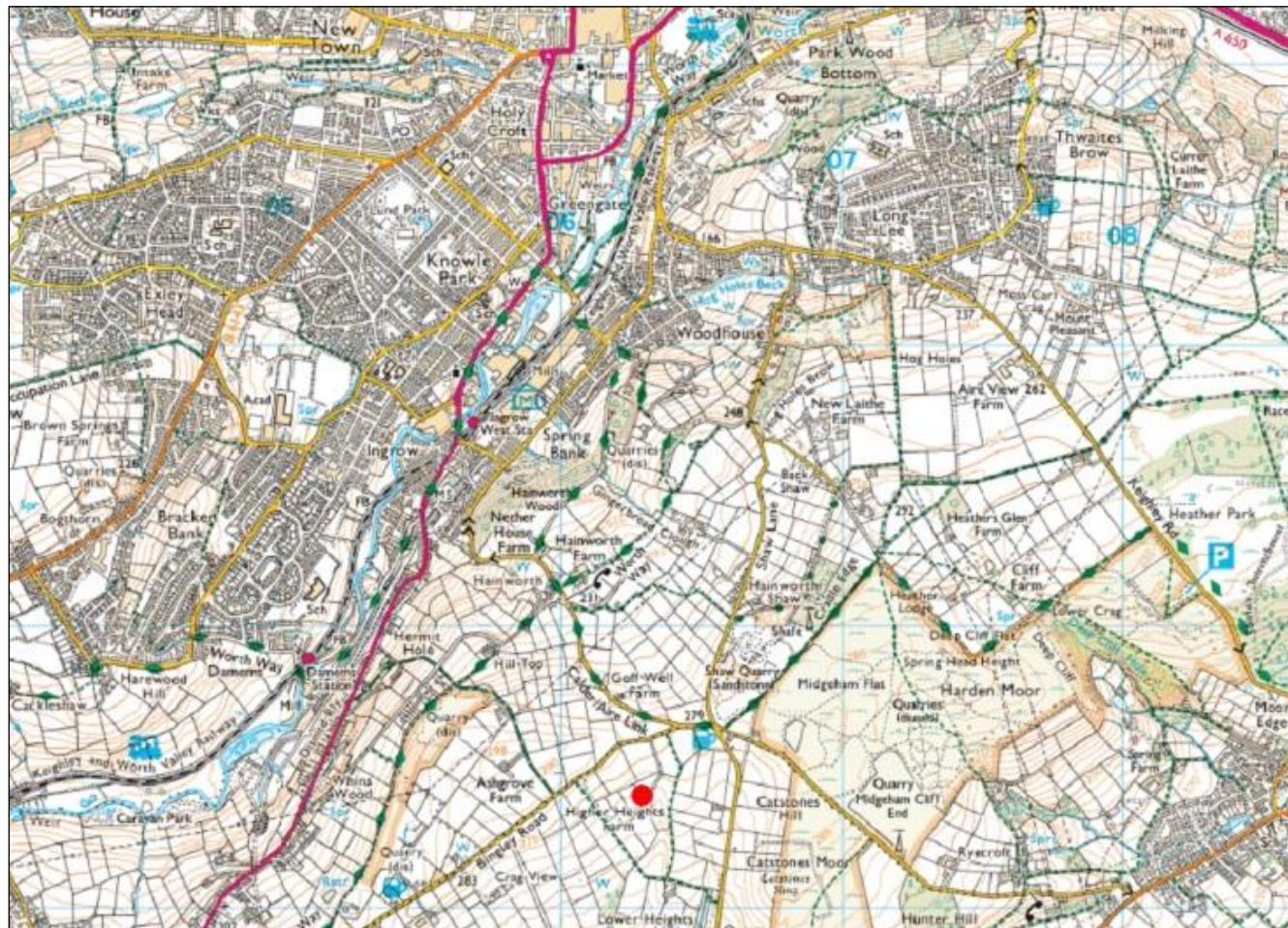
From Keighley Railway Station in the direction of the town centre, proceed over the traffic lights and pass the Sainsbury's petrol station on your left hand side. Take the next left onto Coney Lane and continue under the railway bridge and up the hill on Park Lane before turning right onto Glen Lee Lane. Proceed through Hainworth Shaw on Shaw Lane until the crossroads where The Guide Inn is situated and turn right onto Bingley Road. After approximately 1/4 mile the turning to the property will be found on the left hand side where a 'For Sale' board will be erected.

## VIEWINGS

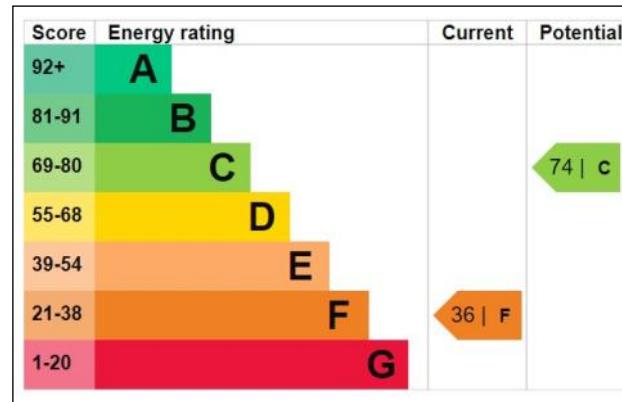
All viewings are strictly by appointment through the Sole Selling Agents, WBW Surveyors Ltd, and for viewings or further information please contact Michael Beech or Lisa Bickerton either by phone on 01756 692900 or by email:

[michael.beech@wbwsurveyors.co.uk](mailto:michael.beech@wbwsurveyors.co.uk)

[lisa.bickerton@wbwsurveyors.co.uk](mailto:lisa.bickerton@wbwsurveyors.co.uk)







# Higher Heights Farm, Lees Moor, Keighley BD21 5QF

A spacious traditionally constructed property with outbuildings and land extending to approximately 12.86 acres (5.20 ha).



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**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.