FOR SALE BY INFORMAL TENDER

Land at Slates Lane/ Coppy Wood Drive, Ilkley



Prominent Development Opportunity – Planning Permission for 5 Dwellings

- Excellent opportunity to acquire prominent residential development site at Slates Lane, Ilkley.
- The site is located within an attractive and highly desirable residential location.
- Circa 1.21 acres (0.49 hectares).
- Site benefits from planning permission for five substantial dwellings.
- **Offer Deadline: 5PM December 18th 2026**



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Location

The site is located at Slates Lane/Coppywood Drive, Ilkley, within the established Curly Hill residential area on the northern side of the town.

The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached housing. Ilkley town centre lies approximately 1 mile (1.6 km) to the south and provides a range of retail, leisure and community facilities.

Ilkley railway station is located approximately 1.5 miles (2.4 km) from the site and provides regular rail services to Leeds and Bradford. The A65 is also readily accessible, providing road connections to the wider Wharfedale area and North/ West Yorkshire.

Description

The land measures 1.21 acres (0.49 Hectares) and slopes gently in a southernly direction. Most recently the land has been used for grassland grazing.

Access is currently taken from Slates Lane however as part of the consented development access will be taken from the neighbouring Coppywood Drive, an adopted residential cul-de-sac.

Planning

The property was granted full planning permission on the 30th June 2026 for the development of 5 dwellings and enhancement of landscapes and habitats to western fields under planning reference 25/04103/FUL.

The consent grants the residential development of over 12,000 sq ft of housing and bungalow accommodation all of which is accessed via individual gates from the main estate road.

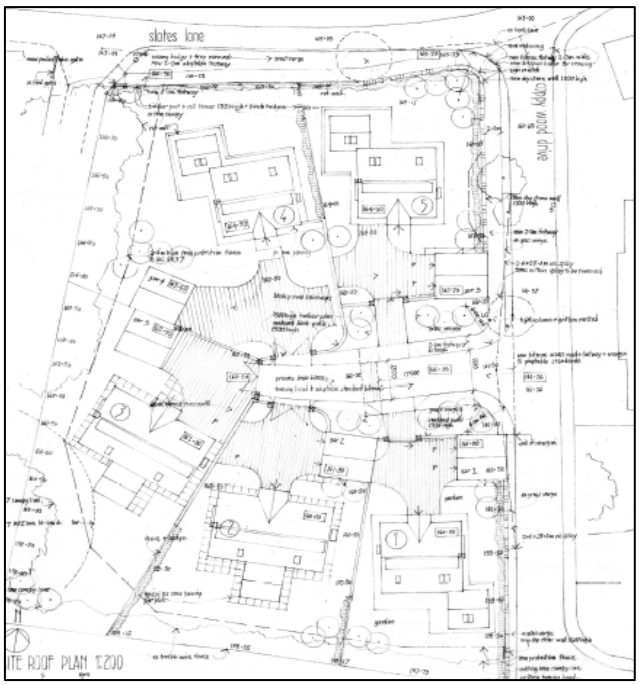
Adjoining the land to the west are fields, totalling 6 acres which will be retained by the landowner and will provide a number of BNG units including those required for this residential development.

Data Room

The data room provides a comprehensive collection of technical information including:

- Planning Note
- Planning Consent
- Copy of Unilateral undertaking
- Layout Plans
- Phase I & II Ground Investigation
- Topographical survey
- Drainage detail
- Legal Brief

Access to the Data Room is available via the dedicated website: https://slates-lane-ilkley.com/



*for identification purposes only.

Tenure

The entire site is of freehold tenure as shown edged red on the aerial plan within the data room.

Terms

Offers are invited by way of informal tender for our Clients freehold interest with vacant possession on completion.

The offer Deadline is 5PM on Friday 18th December 2026

Viewing

The site can be viewed from the adjoining public highway.

For further information please contact:

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