

FOR SALE (MAY LET)



Former Little Blue Orange PH / Restaurant 30 Otley Road, Charlestown Baildon, BD17 7QA

EXCELLENT DEVELOPMENT OPPORTUNITY WITH PLANNING CONSENT FOR RESIDENTIAL

The site benefits from Outline Planning Consent for Residential Development for 14 dwellings

A substantial fully refurbished former Public House property equating to approximately 2,649 sq ft (246.16 sq M) (GIA) on a site of approximately 0.60 Acres (0.243 HA)

LOCATION

The subject property is situated in a prominent location on Otley Road in Charlestown, Baildon.

Baildon is a civil parish and town in Bradford Metropolitan District. It lies 3 miles (5 km) north of Bradford city centre. Other nearby suburbs include Shipley to the south and Saltaire to the west.

DESCRIPTION

The property comprises a two storey stone constructed building with stone roof. The property has been fully refurbished to a very high standard throughout and was most recently operated as a public house and restaurant.

The site equates to approximately 0.60 Acres (0.243 HA) and is bounded to the rear by the Tong Park, children's park which is managed by Bradford MD Council.

ACCOMODATION

Internally at ground floor the property comprises of a sizable bar / restaurant area, male and female WC and kitchen. At first floor the property benefits from a food preparation area, three bedroom managers flat and office.

The property has a large basement / cellar area which has not been measured.

The property has a gross internal area of approximately 2,649 sq ft (246.16 sq M) (excluding the basement). Ground floor – 1,653 sq ft (153.59 sq M) First Floor – 996 sq ft (92.57 sq M).

SERVICES

We understand the property benefits from connection to all mains services.

PLANNING - REDEVELOPMENT

The property has an established use under A4 of the current Use Classes Order.

The site has Outline Planning Consent for residential development – Ref No: 16/01961/MAO – and is subject to Reserved Matters and S.106 Agreement.

The proposed development is for 14 new dwellings, comprising of 9 no. apartments (673 sq ft each) and 3 no. 3 storey, 4 bedroom townhouses (1,320 sq ft), and 2 no. 2 storey, 3 bedroom townhouses (927 sq ft each)

We have been issued with a draft S.106 Agreement which includes a Discount Travel Card for future residents and a Recreational Contribution for the sum of £14,856.00.

All plans, Decision Notice and Draft S.106 can be supplied to interested parties upon request.

TENURE

The property is owned Freehold - Title No. WYK 687359.

We are advised that part of the strip of land to the north eastern boundary is subject to Possessory Title.

VAT and LEGAL COSTS

We understand that the sale will not be subject to VAT.

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

RATEABLE VALUE

The property has a current Rateable Value of £22,000 per annum and the UBR for the current Rating year is 48.4 pence in the £

A redevelopment of the site will need to be re-assed for Council Tax banding upon completion.

OFFERS

For Sale - The vendors would like to dispose of the property on an unconditional basis. **Price upon application.**

To Let – The vendors may be open to a Leasehold agreement, subject to agreeing terms and subject to covenant strength.

VIEWINGS

Please contact the agents to arrange a viewing of the site and existing property (if applicable).

EPC

The property has a current EPC Rating of D – EPC Certificate Reference No. 0410-0531-1310-7699-1002. A copy of the EPC Certificate can be supplied upon request.

CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information or to arrange a viewing.

James Bielby MRICS

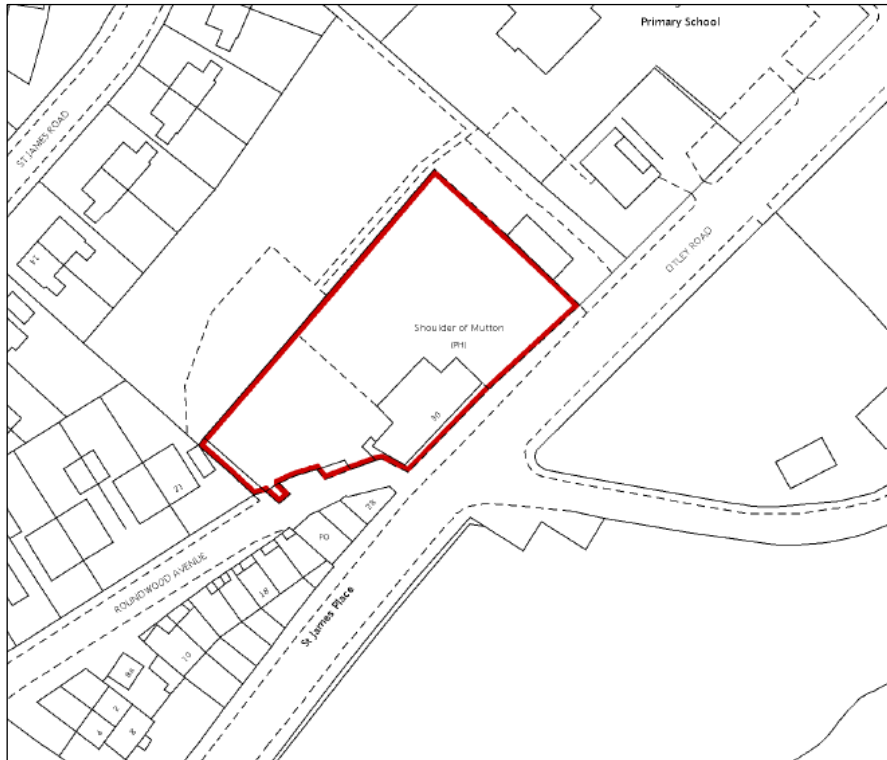
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