FOR SALE

C.29,000 Sq Ft Industrial Complex

0.94 Acres (0.38 Hectares)

◆ Edge of town centre location ◆ Excellent frontage to main arterial road (A652) ◆ Brownfield Site ◆ With outline residential planning permission for 40 units ◆ Might be suitable for alternative roadside uses subject to consent

Victoria Works, 444-446 Bradford Road
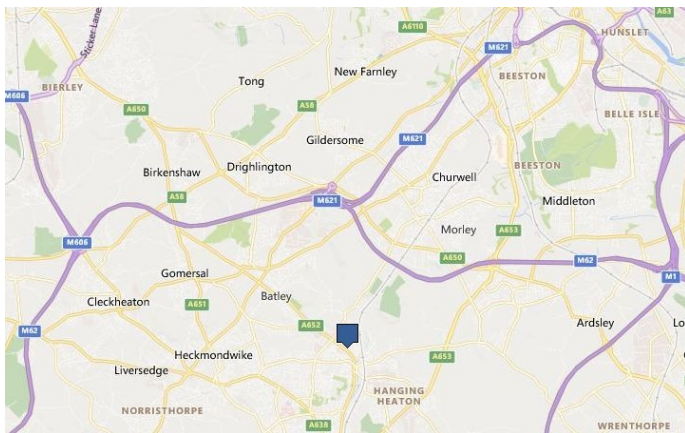Batley, WF17 5LW

LOCATION

Batley is located in the Kirklees area and is roughly 10 miles to the south west of Leeds. Wakefield and Halifax lie a similar distance to the south east and the west respectively.

DESCRIPTION

The site is largely rectangular although protruding to the north west corner, and is situated on a site which slopes upward from Bradford Road towards the rear of the site. The site is presently occupied by Victoria Works.

ACCOMMODATION

Approx 0.94 acres (0.38 hectares)
The buildings on-site extend to approximately 29,000 sq ft or thereabouts. The site coverage is currently approximately 85%.

TERMS

Offers invited in the region of £1,000,000.

The site is available freehold on either an unconditional or conditional contract basis.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

PLANNING

The site has the benefit of outline planning permission for residential development for 40 units with 54 parking spaces. The planning permission was granted on 14 December 2017 under reference 2016/60/93147/E. A copy of the planning permission is available from the selling agents.

Prospective buyers should also make their own enquiries with the local planning authority, Kirklees Council.

Further information can be made available to interested parties including a Design & Access Statement, Phase 1 Desk Study, Bat Survey, Flood Risk Assessment and Coal Mining Risk Assessment.

For viewing arrangements or to obtain further information please contact:

Max Vause
maxvause@cartertowler.co.uk

Garage

Tank

Warehouse

450a

448
450

Block B
gf 57.10

CALEDONIA ROAD

Block A
gf 57.10

Block C
gf 55.90

TALBOT ROW

Garage

BRADFORD ROAD

ehouse

Block B

Work

Block A

Warehouse

442

440

LB

Warehouse

432

Garage

419

Central

Ward Bd

428

Undercroft Plan 1: 200

Site Plan 1: 500

Project   Proposed residential development at 444 Bradford Road, Batley