



**CUSHMAN &
WAKEFIELD**

FOR SALE BY INFORMAL TENDER

**Land at Former Ian Clough Hall,
Baildon BD17 6ND**



**For identification purposes only*

Prominent Town Centre Development Opportunity – Suitable for a variety of uses (subject to planning)

- Excellent opportunity to acquire the site of the former Ian Clough Hall building.
- Suitable for a number of alternative uses
- Located in a prominent position within Baildon town centre.
- Baildon is located 6 miles north of Bradford City Centre and 10 miles north west of Leeds City Centre.
- Circa 1.59 Acres (0.64 Hectares)
- **Offer Deadline 12 Noon Wednesday 10th May**





Location

The site is situated in a prominent position within the popular town centre of Baildon. The town boasts a number of amenities including small independent boutique retail offerings, a Co-op and a number of popular public houses, and there is an award winning and very successful monthly Farmers Market which is well supported.

Baildon is located on the periphery of the stunning Moorland to the north-west, providing convenient access to scenic walks. Hollins Hall Hotel, Golf and Country Club is located approximately 2 miles east of Baildon.

The site is located less than a mile from Baildon Train Station, which provides frequent services to Bradford (6 Miles). Shipley Train Station, which connects to Leeds (10 miles), is located approximately 2 miles south of the site.

Description

The site comprises an existing public car park which extends across the majority of the site. Ian Clough Hall is located to the north east of the site providing two/ three storey accommodation.

The freehold interest extends to circa 1.59 acres sloping from east to west.

As part of the sale Ian Clough Hall will be demolished by our clients providing a cleared site.

Planning

A planning brief produced by C&W can be found within the data room.

Further planning enquiries can be made to Bradford Council.

Data Room

The data room includes a comprehensive collection of technical information.

Access to the Data Room is available via the dedicated website: <https://iancloughhall.co.uk>



Tenure

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

Our client intends to retain at least 50 car parking spaces. For indicative purposes, the land edged green on the site plan illustrates where this may be most appropriately achieved in the context of the site's topography.

Terms

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

All offers should outline their proposal in relation to how they intend to deal with the retained car park land.

Offer Deadline 12 Noon Wednesday 10th May

Further information is available from sole agent, Cushman & Wakefield.

Surveyor/Legal Costs

The purchaser will be responsible for a contribution to the Councils' costs in relation to the sale of the

property. This will include a payment of £2,000 plus VAT in relation to surveyors costs, and £1,000 plus VAT for legal costs.

Viewing

The site can be viewed from the adjoining public highway.

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