

# FOR SALE

LOT 1 - Ilkley Abattoir, Little Lane, Ilkley, LS29 8HX &

LOT 2 - Former Household Waste Site, Golden Butts Road, Ilkley, LS29 8HS

On the Instructions of City of Bradford Metropolitan District Council



**Opportunity to acquire two adjacent freehold interests available as a whole or alternatively as two individual lots via separate negotiations.**

## KEY HIGHLIGHTS

- Prominent town centre location, only a 5-minute walk from Ilkley Train Station.
- Income producing abattoir (£19,000 per annum) with approximately 11 months unexpired.
- Land off Golden Butts Road provides redevelopment opportunity suitable for a variety of uses (Subject To Planning).



For more information please contact:

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**LOCATION**

Ilkley Abattoir is located on Little Lane, Ilkley, situated approximately 5 minutes walk from Ilkley Train Station, which provides connections to Leeds (30 mins) and Bradford (30 mins).

Ilkley is an attractive spa town located on the banks of the River Wharfe, located approx. 15 miles northwest of Leeds, and 12 miles west of Harrogate, offering residents a wealth of quality retail and leisure opportunities, in addition to the extensive offering found within Ilkley itself. Local attractions include Ilkley Moor, Betty's Café Tea Rooms, and Ilkley Lawn Tennis and Squash Club.

**DESCRIPTION**

The Property comprises the land and buildings associated with its use as an abattoir. The site area measures 0.46 acres, and benefits from a relatively flat topography.

The abattoir building remains in situ and measures approximately 6,400 sq ft GEA. The building has been extended and provides ancillary office, a small kitchen and a changing room to the first floor.

Site access can be obtained off Little Lane.

**PLANNING**

The site is currently designated under planning use class B8 (Storage). Given the site's attractive situation in relation to the town centre, it is considered that the site would lend itself to a number of alternative uses, subject to planning.

The site is located within Flood Zone 3.

We advise all planning enquiries are made to the Local Planning Authority.

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate (EPC) is:

**E – 117**

A copy of the EPC is available on request.

**TENANCY**

The property is currently occupied by Rowland Agar (Wholesale Butchers) Limited, at a passing rent of £19,000 per annum with lease expiry on 27th October 2025. The lease is drafted under the Landlord and Tenant Act 1954.

**TERMS**

Offers are invited for our client's freehold interest, with offers invited at a guide price of £350,000.

**VAT**

All prices and outgoings are exclusive of but may be liable for VAT.

**LEGAL COSTS**

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

**ANTI-MONEY LAUNDERING**

To discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



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**The Misrepresentation Act 1967.**

Cushman & Wakefield (and any joint agent appointed) for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. December 2024.

# LOT 2 -

**Former Household Waste Site, Golden Butts Road,  
Ilkley LS29 8HS**

## LOCATION

The Former Household Waste and Depot site is centrally located within the popular town of Ilkley, approximately 5 minutes walk from Ilkley Train Station, which provides connections to Leeds (30 mins) and Bradford (30 mins) .

Ilkley is an attractive spa town located on the banks of the River Wharfe, located approx. 15 miles northwest of Leeds, and 12 miles west of Harrogate.

The proximity to the aforementioned settlements offers residents a wealth of quality retail and leisure opportunities, on top of the extensive offering found within Ilkley itself. Local attractions include Ilkley Moor, Betty's Café Tea Rooms, and Ilkley Lawn Tennis and Squash Club.

## DESCRIPTION

The Property measures 0.86 acres, and was formerly used as a depot and household waste site, having closed in early 2024. The site benefits from a relatively flat topography, flat save for an element of raised platform to facilitate its former use. Current site access is found off Golden Butts Road at three separate points.

There are a number of temporary buildings on site associated with the sites former use.

## PLANNING

The site is currently designated under planning use class SG (Sui Generis). Given the site's attractive situation in relation to the town centre, it is felt that the site would lend itself to a number of alternative uses, subject to planning.

The site is located within Flood Zone 3.

We advise all planning enquiries are made to the Local Planning Authority.

## TERMS

Offers are invited for our client's freehold interest, with vacant possession provided on completion.

Our client's preference is for unconditional offers, however conditional offers will be considered on their merits.

## RATEABLE VALUE

The current rateable value for the property is £19,000 within the 2024 rating list.

## VAT

All prices and outgoings are exclusive of but may be liable for VAT.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING

To discharge its legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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