



Michael Steel & Co
PROPERTY CONSULTANTS

Upon instructions of Administrators



FOR SALE

LAND & MILL BUILDINGS WITH DEVELOPMENT POTENTIAL

**MIDLAND MILLS, VALLEY ROAD/HAMM STRASSE,
BRADFORD, BD1 4RN**

6,290m² (67,700 sq ft) approx.
0.53 ha (1.31 acres) or thereabouts



- Listed mill buildings and land with development potential
- Planning permission for conversion and construction of new buildings
- Approved scheme for 304 apartments plus 1,800m² of commercial accommodation

0113 2348999

Location

The premises occupy a prominent position adjacent to Forster Square Retail Park positioned at the junction of Hamm Strasse (Bradford inner ring road (A6181)) and Canal Road/ShIPLEY Airedale route (A650). Nearby occupiers include Asda, Argos, Currys, Maplin and hot food takeaways.

Description

The three former predominantly stone mill buildings are positioned to the north and east of the broadly level and regular shaped site. The buildings are summarised as follows:-

Mill	Description	M ²	(sq ft)
A	5 storey mill	1,977.53	(21,286)
B	4 storey mill	2,730.79	(29,394)
C	4 storey mill	1,582.05	(17,029)
	TGIFA of existing mill buildings	6,290.37	(67,709)

The consented proposed development includes the addition of two new multi storey mill buildings with a gross internal floor area 7,447m² (80,150 sq ft).

The consented scheme provides 81 car parking spaces.

Tenure

The property is held within titles numbered YY14611, YY14613, YY14612 and YY11415.

The property is subject to the grant of a total of 26 leases and 43 unilateral notices.

A summary report on title is available upon application.

Planning

Planning permission was granted in January 2011 for conversion of three mill buildings into apartments (304) with commercial space at ground level and the construction of two new residential buildings and commercial space with undercroft car parking. A further conversion scheme comprising 102 apartments plus 60,000 sq ft of office/commercial space (with Listed building consent) is understood to have been activated.

Further planning enquiries should be directed to City of Bradford MDC Planning Department Tel: 01274 431000 or online at www.bradford.gov.uk/publicaccess

Rating

The property will require assessment for rating/Council Tax purposes upon occupation/completion.

Price

Offers are invited for the freehold interests on an 'as is' basis.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is not required for this property.

VAT

The price is quoted exclusive of VAT, is applicable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.

Viewing/Enquiries

Limited access is available and prospective purchasers are invited to make initial proposals based upon an external inspection of the site.

For further details/enquiries please contact:-

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Our Ref: 2766/A/A
January 2019

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.