



Michael Steel & Co
PROPERTY CONSULTANTS



**On the instructions of Chris Wood & Steve Hodgson
Joint Administrators of Huddersfield YMCA Ltd**

FOR SALE

LAWRENCE BATLEY RECREATIONAL COMPLEX

**NEW HEY ROAD, SALENDINE NOOK,
HUDDERSFIELD, HD3 3XF**

Sports Pitches & Buildings 1,575m² (16,954 sq ft)
9.31 ha (23.01 acres)



Indicative Boundaries – for identification purposes only

- Extensive sport & leisure opportunity
- Purpose built facilities including function suite, offices, changing rooms and sports bar
- Predominantly residential area, 2 miles to north west of town centre

0113 2348999

Location

The property is located within the Salendine Nook area of Huddersfield 2 miles to the north west of the town centre and accessed off New Hey Road (A640) one of the main arterial routes of the town and providing access to the M62 motorway.

Description

The regular shaped site has topography gently falling to the east and includes a surfaced access off New Hew Road, car parking, sports pitches.

Two storey stone buildings provide purpose built facilities including changing rooms, offices, gym, function suite and sports bar.



The accommodation is summarised as follows:-

Floor	Description	M ²	(sq ft)
2	Gym	282.68	(3,043)
	Reception, private office, WCs & gym changing rooms	134.55	(1,448)
	Function room, kitchen, general office & WCs	370.32	(3,986)
1	Changing rooms & stores	282.68	(3,043)
	Changing room, offices & WCs	134.55	(1,448)
	Sports bar, kitchen, WCs & offices	370.32	(3,986)
	Total	1,575.10	(16,954)

Tenure

The property is freehold with HM Land Registry title number WYK598469.

The title charges register refers to a deed dated 13 July 2016 between Huddersfield YMCA and National Playing Fields Association (Fields in Trust) confirming the land in this title has been dedicated as playing fields and recreation grounds.

A copy of the title plan is available upon application.

Part of the first floor of the property is let to HD3 Fitness Centre Ltd. Terms of the letting are available upon application.

Rating

Through our enquiries of the Valuation Office website the property is subject to the following business rating assessments:-

Club & Premises	RV £25,250
Gymnasium & Premises	RV £15,000
Site of Electronic Delivery Lockers & Premises	RV £900

Planning

The site of the buildings is unallocated and the remainder of the site is allocated Urban Green Space on the current adopted Kirklees Local Plan.

Prospective purchasers must reply upon their own planning enquiries.

Services

Mains services are connected to the property. Prospective purchasers must satisfy themselves in respect of condition and capacity.

EPC

The property as an EPC energy rating B (44).

Price

Offers are invited to purchase the freehold interest in the property. The price is exclusive if applicable.

Legal Costs

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

Further Information

For further information contact the vendor's sole letting agents:-

Michael Steel & Co
Andrew Steel
Richard Barker

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Our Ref: 2906/A/S
May 2020

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.