



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**INDUSTRIAL LAND & BUILDINGS COMPRISING A
RESIDENTIAL REDEVELOPMENT
SITE**

**OAK MILLS, CLIFF HOLLINS LANE,
OAKENSHAW, BD12 7ER**

0.80 ha (1.96 acres) approx.



For identification purposes only. The Land Registry plans identifying the boundaries are available upon application

- Residential development and existing use potential
- Outline planning for demolition of existing buildings and 13 new build dwellings
- 'Green' setting, accessible to the neighbouring conurbations M62/M606 to the south west of East Bierley

0113 2348999

Location

The property occupies a semi rural position accessed off Cliff Hollins Lane which links Bradford Road to East Bierley, a short distance to the North East. Located within approximately 1 mile of Junction 26 of M62/M606 interchange the property is strategically accessible to the neighbouring conurbations including Leeds (9 miles), Halifax (8.5 miles) and Bradford (6 miles).



Description

The regular shaped and broadly level site fronts Cliff Hollins Lane.

Oak Mills currently comprises the two storey former mill offices (fronting Cliff Hollins Lane) and rear two storey section and detached partly rendered commercial vehicle garage and former stable block.

The Gross Internal Floor Area of the existing building is summarised as follows:-

Description	M ²	(sq ft)
Ground floor mill offices	62	(667)
First floor mill offices	62	(667)
Upper ground floor warehouse	417	(4,486)
Lower ground floor warehouse	444	(4,779)
Single storey commercial vehicle garage	109	(1,173)
Former stable building	109	(1,173)
Gross Internal Floor Area	1,286	(13,839)

Services

We are advised Oak Mills benefits from mains gas, electricity, water and drainage. Prospective purchasers must satisfy themselves in respect of the condition and capacity of utilities.

Planning

Outline planning for residential development (application number 2016/60/92664/E) was granted on 02 September 2019. Indicative plans accompanying the planning application include a proposed layout comprising a total of 13 dwellings (2 detached, 4 blocks of semi detached and 3 townhouses).

Further details of the planning permission and documents forming part of the application are available at www.kirklees.gov.uk

Section 106 Agreement

An agreement dated 29 August 2019 outlines the following planning gain contributions:-

Affordable housing £20,000

Public open space £45,000

Approved drainage management scheme – to be approved by the Council for maintenance and management of site drainage.

Title

Freehold with HM Land Registry title numbers WYK551955 and YY37762.

Price

Offers in the region of £650,000.

VAT

The purchase price is exclusive of VAT, if applicable.

EPC

The property has the following EPC energy ratings:-

Main building F (131).
Former stables D (87)
Garage workshop G (343)

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the joint agents:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
alec@michaelsteel.co.uk

Walker Singleton
Ben Waites

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Our Ref: 1763/A/S
September 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.