



**Canal &
River Trust**

Making life better by water

Thwaite Mill, Thwaite Lane, Stourton

LEEDS, LS10 1RP

**An industrial heritage site, former
visitor attraction and function
venue.**

2,592.88 sq. m (27,909 sq. ft)



Michael Steel & Co
PROPERTY CONSULTANTS

0113 234 8999
www.michaelsteel.co.uk

History

Thwaite Mill has most recently been a museum attraction and wedding function facility operated by the Council prior to closure in April 2024. The original fulling mill dates to 1641 and following the original textile uses the property was redeveloped in 1823-25 to incorporate two large water wheels with managers house, stables, workshop, warehouses and workers cottages. The cottages (Dandy Row) were demolished in 1968 but the other buildings remain.

The mill has been put to a range of uses primarily connected with crushing seeds, timber, flint and chalk for the use in dyeing and the manufacture of materials including barytes for paint and glazing putty until 1975.

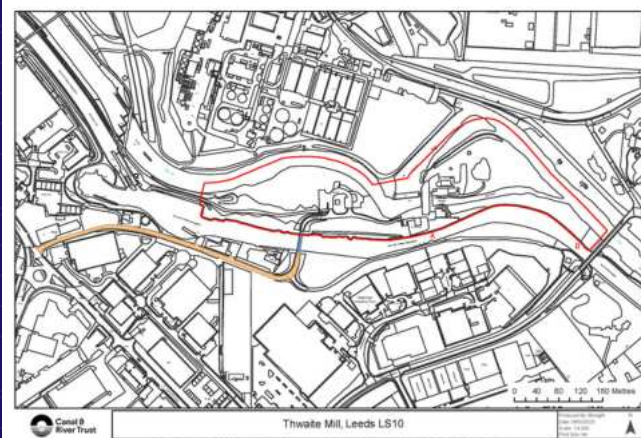


Thwaite Mill, Thwaite Lane

Description

Floor	Description	Sq M	Sq. Ft
S/S	Shop, WCs & boiler house	100.68	1,084
2	House, caretaker's flat & office	124.32	1,338
1	House	124.32	1,338
S/S	House Scullery	16.55	178
2	Stores	52.84	568
1	Drying sheds & office	184.13	1,982
3	Mill	372.89	4,014
2	Mill	518.24	5,578
1	Mill & Water Wheels	699.30	7,527
S/S	Workshops	237.08	2,552
S/S	Stables	162.53	1,749
Total Gross Internal Floor Area		2,592.88	27,909





Site

The land and water space comprising the property offered for sale is edged red on the adjacent plan and extends to approximately 7.7ha (19.0 acres).

Services

Mains water and electricity are connected to the property. Foul drainage is to a septic tank serving the property. Prospective purchasers must rely upon their own enquiries in respect of the condition and capacity of services and building installations.

Planning

The existing use of the property is within Use Class F1, as Museum and Non-Residential institution of the Use Classes Order 1987 and within the Leeds Site Allocation Plan (Aire Valley Leeds Area Action Plan) the site is designated as 'green space'. A planning position and development potential statement for the property prepared by ID Planning is available upon application.

Thwaite Mill is regarded as being of historic importance and there are currently six Grade II Listed buildings on the site.

Rating

The VOA website lists the property as: -
Museum & Premises RV £5,000

Price

Unconditional offers are invited

VAT

VAT is applicable to the purchase price.

Tenure

The freehold interest in the property is offered for sale. The purchaser will be required to enter into an agreement with the vendor releasing them from environmental liability and requiring compliance with several provisions in respect of maintenance, use and upkeep including (but not limited to) a requirement towards a contribution towards the maintenance and repair of the access roadway and bridge shaded brown and blue on the sale plan.

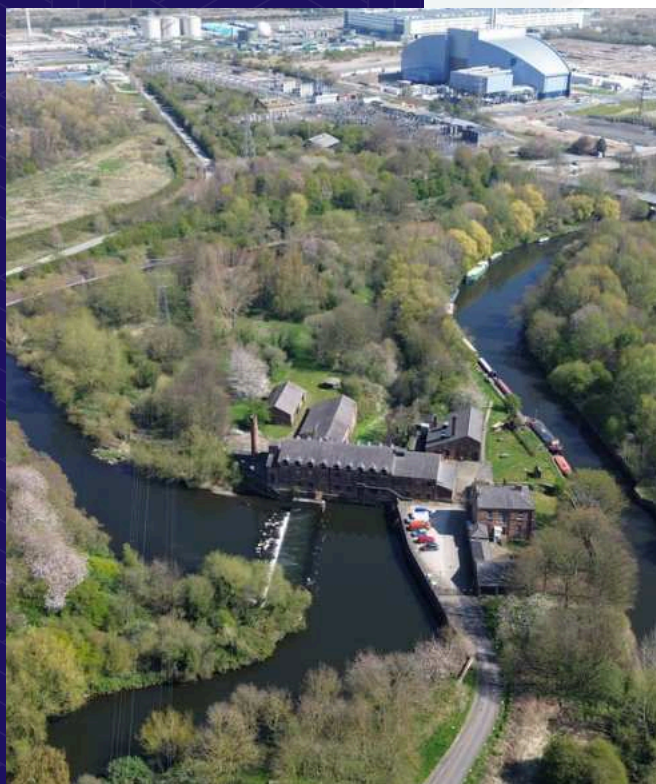
The vendor will grant a 25-year mooring licence to the purchaser granting mooring rights on the Aire & Calder Navigation between points A & B on the sale plan. A mooring fee will be applicable.

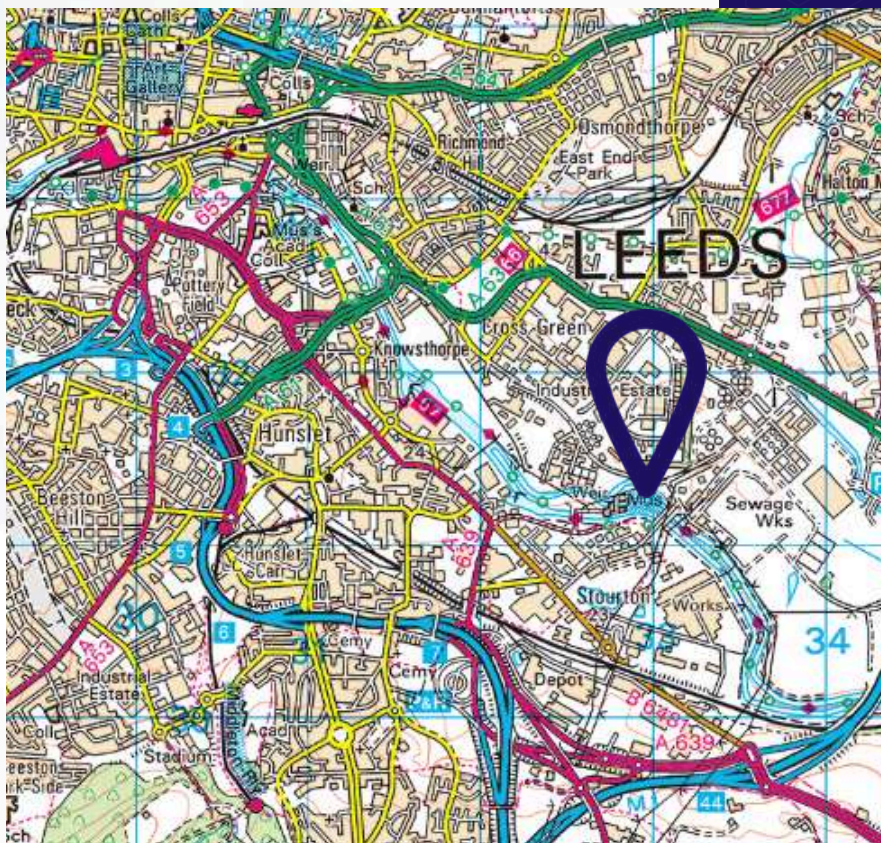
Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The prospective purchaser to be responsible for a contribution towards the vendor's costs in connection with a disposal, returnable only in the event of the vendors non-compliance with agreed terms of sale.





Location

The property is located adjacent to the River Aire and the Aire & Calder Navigation approximately 3.5 miles south east of Leeds city centre.

The property is accessed from Thwaite Lane, a private roadway with bridge over the canal and is off Low Road (A639) at its junction with Pontefract Road (B6481) within approximately 0.25 miles of Junction 7 of the M621 motorway.

Leeds

3.5 Miles

Manchester

44.16 Miles

76 Minute Drive

91 Minute Train Journey

Bradford

16.4 Miles

34 Minute Drive

Liverpool

76.1 Miles

113 Minute Drive

York

28.8 Miles

46 Minute Drive

Birmingham

116 Miles

130 Minute Drive

158 Minute Train Journey

Sheffield

33.7 Miles

55 Minute Drive

110 Minute Train Journey

London

193 Miles

246 Minute Drive

187 Minute Train Journey

*Train Journey from Leeds

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co

Tel: 0113 234 8999

Richard Barker

07717 492719

richard@michaelsteel.co.uk

Andrew Steel

07717 870177

andrew@michaelsteel.co.uk

Ben Preston

07712 161088

ben@michaelsteel.co.uk



Michael Steel & Co
PROPERTY CONSULTANTS

0113 234 8999
www.michaelsteel.co.uk



**Canal &
River Trust**

Making life better by water

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.