

WHITEACRES 

FOR SALE

Moor Lodge & Apartment Complex

Two Laws Road Oldfield **Keighley** BD22 0JG





Imposing stone built retail premises extending to over 27,000 sq ft...

Description

A stone built former retail showroom together with 22 self-contained apartments set in an elevated position within a short drive of the village of Haworth.

The site is set in approximately 5 acres and comprises of a stone built former Shooting Lodge which has been used as a retail showroom for many years extending to over 27,000 sq ft.

To the rear of the site is a three storey apartment block comprising of 22 self-contained units which if fully let could generate an income in the region of £180,000 per annum. The flats are stone built and were constructed approximately 10 years ago into a range of one, two and three bedroomed apartments.

To the front of the site there is a former Keepers Cottage, dog kennels and a stone built outbuilding used for storage.

The site could be suitable for conversion into residential, a wedding venue, countryside retreat or a Care Home subject to obtaining the necessary planning consent.



Overview

- Stone built retail warehouse extending to over 27,000 sq ft.
- Separate building comprising of twenty-two self-contained apartments and a keepers cottage capable of generating a rent in the region of £180,000 per annum.
- Elevated position with panoramic countryside views.
- Total site area extending to approximately 5 acres with over 60,000 sq ft of stone-built property.
- Redevelopment opportunity being ideal for care home, residential conversion, wedding venue or a substantial private residence all subject to obtaining the necessary planning consent.



...providing stunning views over the Airedale Valley and beyond



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Location

The property is located in an elevated position on Laws Road in Oldfield which is positioned between Haworth and Wycoller in an area of outstanding natural beauty.

The property is within a short drive of Haworth and within a ten minute drive of the towns of Colne and Keighley being approximately twenty minutes south of Skipton.



...where the countryside and the community go hand in hand



A unique property nestled into the natural beauty of the environment...

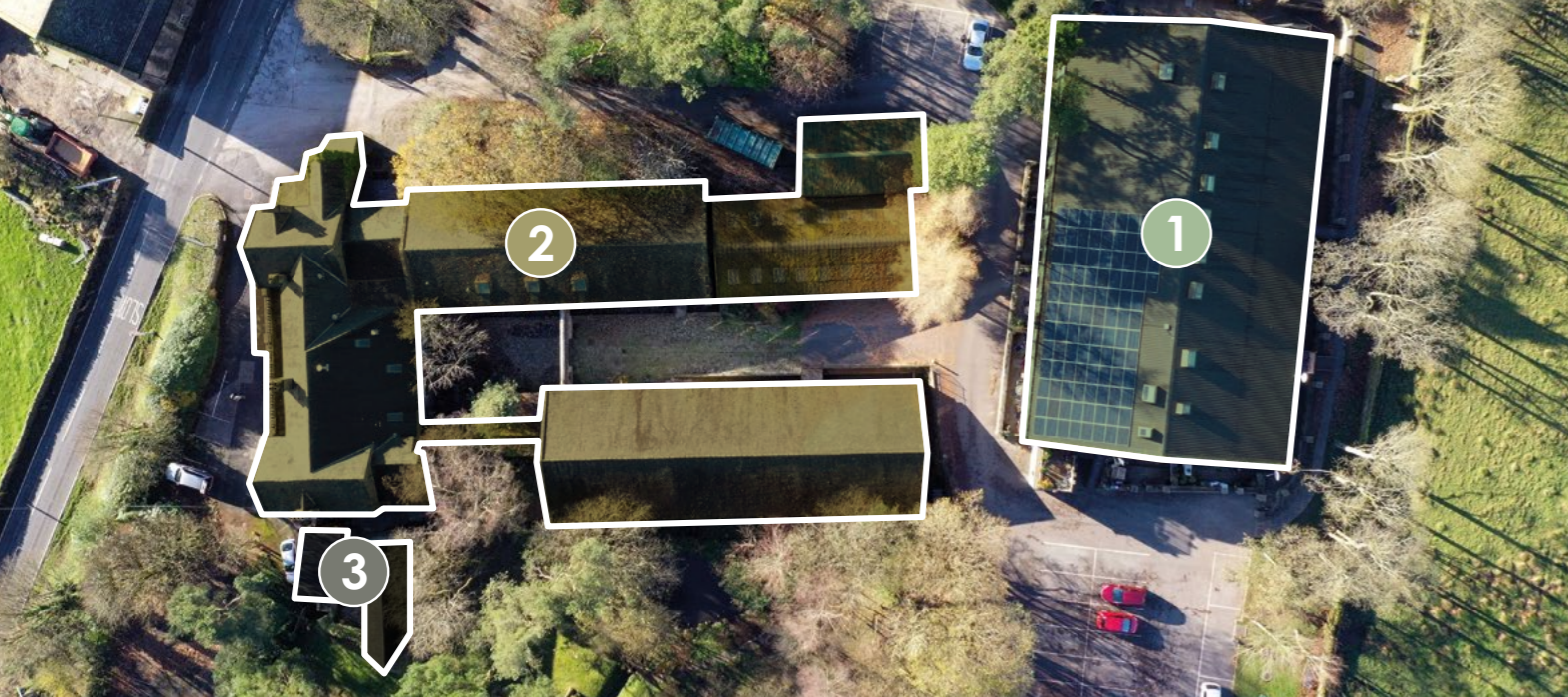
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Accommodation

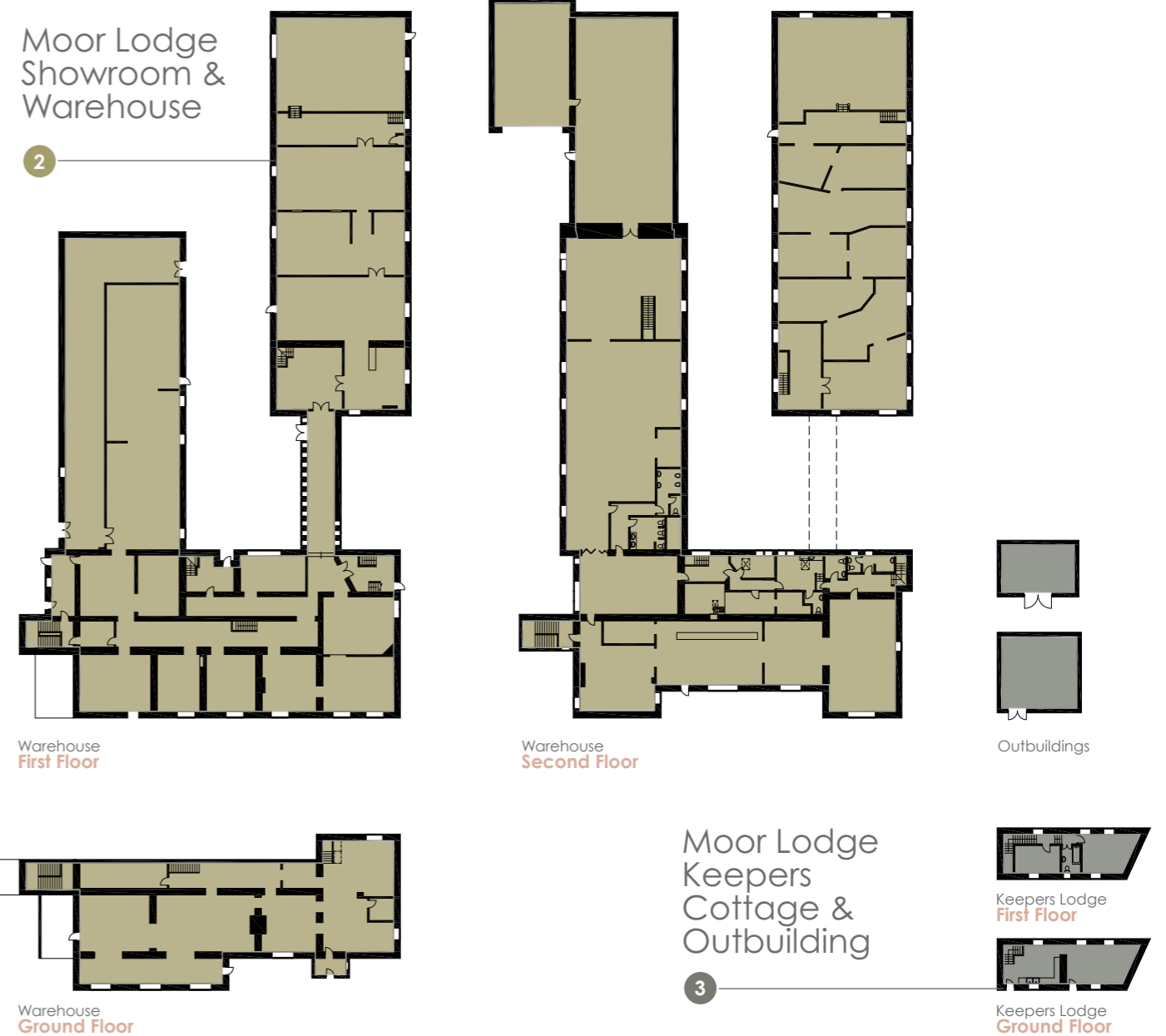
The accommodation has been measured on a gross internal basis by an external company and extends to the following approximate areas:

①	Moor Lodge Apartments	1,735.89 sq m	18,684.96 sq ft
②	Moor Lodge Showroom & Warehouse	2,513.90 sq m	27,059.39 sq ft
③	Moor Lodge Keepers Cottage & Outbuilding	136.94 sq m	1,474.01 sq ft
	Total	5,723.80 sq m	61,610.47 sq ft



Floorplans

Moor Lodge Apartments





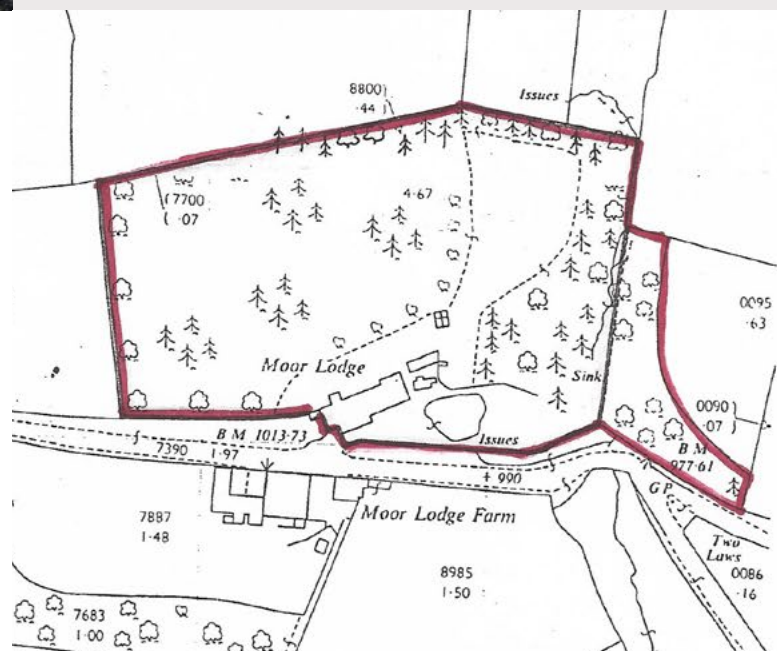
Tenure

Understood to be Freehold.

Planning

It is the prospective purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

Title Plan



Rates

The apartments are all residential dwellings and as such are subject to Council Tax. Moor Lodge is subject to business rates with a R.V. of £57,000.

Services

We understand the property has mains electricity, two septic tanks, oil fired heating and a bore hole supplying spring water.

It is the prospective tenant's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

EPC

The property has an EPC rating of C61. A copy of the certificate is available on request from the agent.

VAT

We have been verbally informed that the purchase price is not subject to VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Purchase Price

£3.65 million.

Further Information

For further information or to arrange a viewing please contact the sole agents:



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Miscellaneous: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability. Designed and produced by Creativeworld T: 01282 858200, March 2022.