

HUNTERS®

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Carlinghow Hill

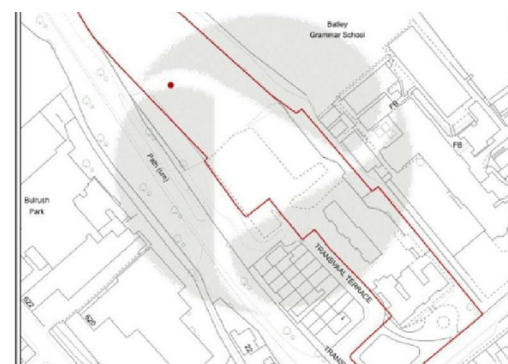
Batley, WF17 0AD

Guide Price £950,000



FOR SALE BY MODERN METHOD OF AUCTION WITH A STARTING BID OF £950,000 PLUS RESERVATION FEE OF 4.2%

This former hospital site which has full planning approved for conversion of the former hospital complex into 20 stunning apartments and 12 dwellings consisting of (six four bedroom semis and five four bedroom detached a and further executive five bedroom detached family home. The building and land is set within grounds of 17813sqm/191737sqft with surrounding woodland. There is surfaced car parking access from Carlinghow Hill and Transvaal Terrace. Located in a popular area of Batley immediately adjacent to the Grammar School. Batley is a market town in West Yorkshire, located to the south of Leeds and close to the towns of Dewsbury, Mirfield, Heckmondwike and Liversedge. It's a popular commuter town due to being so close to Leeds, Bradford, Huddersfield and Wakefield. There are great transport links here as Batley is close to the M1 (J40) and M62 (J28) for easy access to both Leeds and Manchester



LOCATION

The site is located in the much sought after beautiful location of Carlinghow Hill being approached from the busy trunk of the A652 Bradford Road. On the former site of the former Batley Hospital and being next door to the Grammer School. The area is rich in desirability and heritage with Oakwell Hall which dates back to 1583 nearby.

The site is conveniently located for all amenities including schools/transport/healthcare/shop/leisure facilities, It is also within easy commuting distance of both M1(J40) M62 (J27) Manchester by road.

Leeds 9.4miles Time 22 mins
 Manchester 41 miles - Time 1hr 5 mins

There is also the advantage of Batley Train station for travel to Leeds and Manchester which is 1.3 miles from the site or a short walk of 10 mins.

DESCRIPTION

This former hospital site which has full planning approved for conversion of the former hospital into 20 apartments and 12 dwellings consisting of (six four bedroom semis and five four bedroom detached and a further executive five bedroom detached family home . The building and land is set within grounds of 191737sqft with surrounding woodland. There is surfaced car parking access from Carlinghow Hill and Transvaal Terrace. Located in a popular area of Batley immediately adjacent to the Grammar School. Batley is a market town in West Yorkshire, located to the south of Leeds and close to the towns of Dewsbury, Mirfield, Heckmondwike and Liversedge. It's a popular commuter town due to being so close to Leeds, Bradford, Huddersfield and Wakefield. There are great transport links here as Batley is close to the M1 (J40) and M62 (J28) for easy access to both Leeds and Manchester.

A short drive away there is White Rose Shopping Centre which is home to the major High Street Brands. Redbrick Mill is also nearby and it's one of the leading destinations in the north for interiors, with leading names such as Made, BoConcept, Heal's and Natuzzi. There are some quirky gift shops, independent art galleries and diverse cultured cafes to relax in there too.

TENURE

Freehold site with full planning which measure 17813sqm/191737sqft at 'a starting bid of £950,000 plus reservation fee of 4.2% including VAT.

PLANNING

Former Batley hospital site which has planning approved for conversion of 20 Apartments and further 12 dwellings of (six four bedroom semis and five four bedroom detached and a further executive large five bedroom detached home. Full planning and supporting documentation is available on the kirklees Planning Portal;

<https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2019/93444>

TERMS

The site is understood to be freehold.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

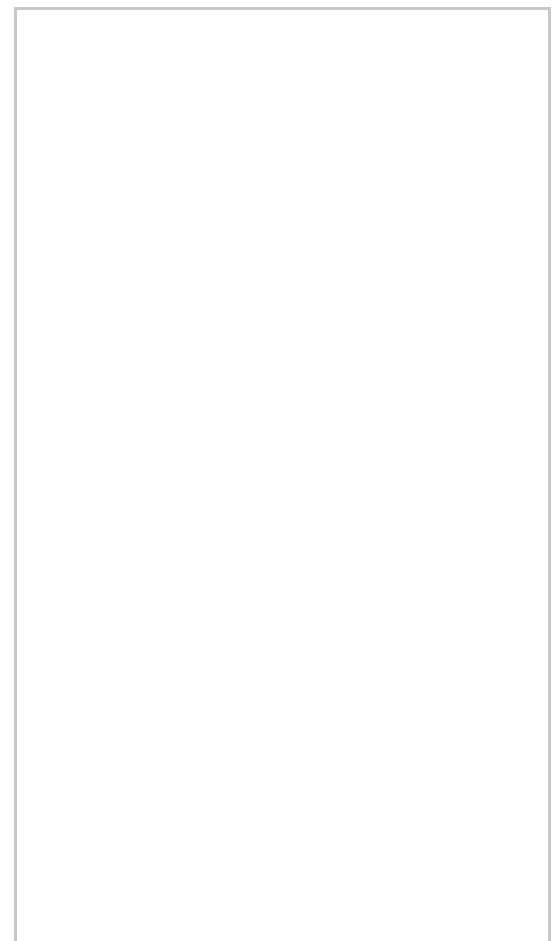
VIEWING

Stickly by prior appointment with Hunters Telephone 01924 663222 or email dewsbury@hunters.com

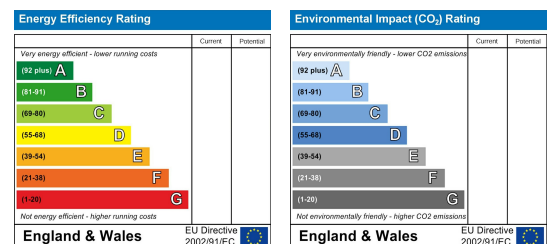
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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