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COMMERCIAL

FOR SALE

The Old Tea House
Sheffield Road
Hepworth
Holmfirth HD9 7TP

PRICE
£925,000



FORMER BOUTIQUE RESTAURANT AND TEA ROOM
Offering substantial 5 Bedroom Holiday Accommodation
Plus Self-Contained Studio Apartment

- The property extends to over 5,000ft² in a rural location with extensive grounds
- Includes field to the rear and sits upon a site extending to approx. 2.4 acres
- Excellent business or development opportunity

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DESCRIPTION

The availability to buy these premises presents an excellent opportunity to acquire an extensive detached property providing over 5,000ft² of floor space which is currently used as a single dwelling and as a venue for celebration gatherings, providing ground level accommodation formerly a boutique restaurant/tea room with 5 bedroom living accommodation to the first floor.

The premises are offered for sale with vacant possession, although previously operated a successful business which has bookings for 2021 that the purchaser could take advantage of. The premises also lend themselves to a variety of other business uses, having previously been a restaurant and tea room and training centre, and would also suit a variety of business opportunities requiring a residential element.

In addition, the large car parking area which is included with the property presents some development potential, subject to planning.

The property includes a field to the rear of the car park, with the overall site area extending to 2.4 acres.

LOCATION

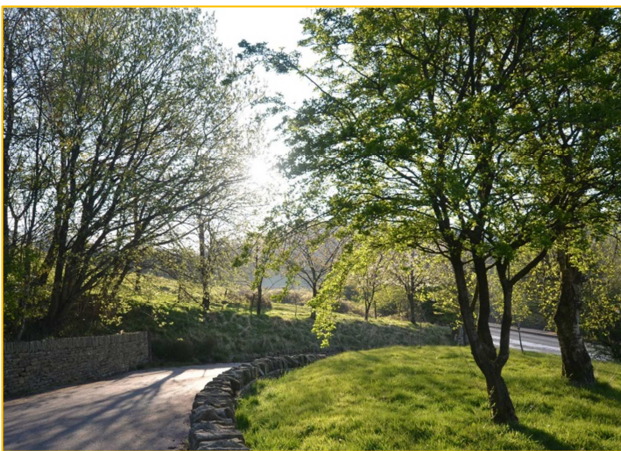
The premises are located in a sought after rural location on the Sheffield Road on the outskirts of Holmfirth.

The building benefits from having extensive views over nearby countryside and being accessible for further countryside provided by the Holme Valley and the Peak District National Park.

Being positioned on the outskirts of Holmfirth this location enables easy access to Huddersfield, but is also well positioned for access to Sheffield and other areas of South Yorkshire via the M1 motorway network.

PLANNING

The premises currently have consent as a single dwelling, having been granted a change of use under Planning Application No 2017/93304 for a change of use of a restaurant and bar to a single dwelling.



ACCOMMODATION

| | |
|---------------------------------|---|
| LOWER GROUND FLOOR | |
| Stores & Beer Cellars | 76.0m ² (818ft ²) |
| GROUND FLOOR | |
| Dining/Kitchen Area | 61.9m ² (666ft ²) |
| Extension to Kitchen Diner | 28.2m ² (304ft ²) |
| Lounge | 63.8m ² (687ft ²) |
| Entrance Hall | 4.8m ² (52ft ²) |
| Utility Area | 18.0m ² (194ft ²) |
| Games Area | 69.6m ² (749ft ²) |
| Self-Contained Studio Apartment | 50.9m ² (548ft ²) |
| FIRST FLOOR | |
| Bedroom 1 | 17.4m ² (188ft ²) |
| Bedroom 2 (max) | 26.3m ² (283ft ²) |
| Bedroom 3 | 15.5m ² (167ft ²) |
| Bathroom | 5.1m ² (55ft ²) |
| Bedroom 4 | 13.5m ² (146ft ²) |
| Bedroom 5 | 28.8m ² (310ft ²) |
| Shower Room | 7.2m ² (77ft ²) |
| Circulation Area | 28.1m ² (303ft ²) |
| TOTAL | 516.3m² (5,561ft²) |

PRICE

£925,000

TENURE

We are informed that the property is Freehold

OUTSIDE

The grounds include separate patio area, decking area, hot tub area and extensive car parking plus a field to the rear of the car park, with the overall site area extending to 2.4 acres. A further 2.8 acres approx. of land opposite the building is available by separate negotiation which includes an extensive kitchen garden, having a number of fruit trees, vegetable growing patches and includes a water supply.



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VAT

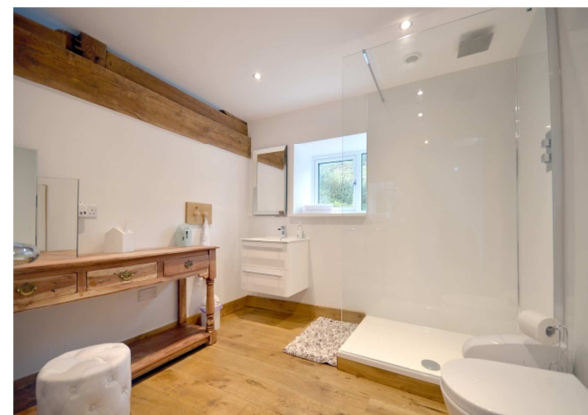
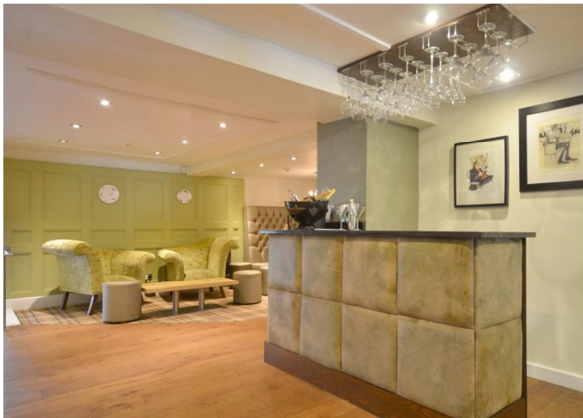
VAT may be charged on the property and we recommend that all interested parties make their own enquiries as to whether VAT is payable.

EPC ASSET RATING: F (29)

Contact

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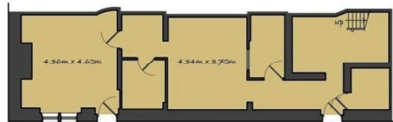
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FLOOR PLANS



GROUND FLOOR PLAN

Gross Internal Area (GIA) = approx. 356.4 m² / 3826.2 ft²



LOWER GROUND FLOOR PLAN

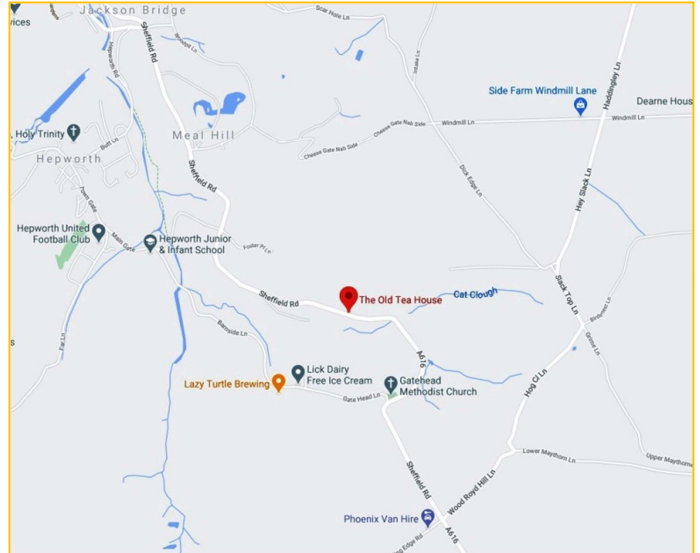
Gross Internal Area (GIA) = approx. 76.0 m² / 818 ft²



FIRST FLOOR PLAN

Gross Internal Area (GIA) = approx. 153.2 m² / 1649.0 ft²

| FLOOR LEVEL | ROOM | AREA m ² | ft ² |
|---|---------------------------|---------------------|-----------------|
| Lower Ground Floor | | 76.0 | 818.0 |
| Ground Floor | Dining/Kitchen Area | 102.8 | 1106.5 |
| | Lounge | 39.5 | 425.2 |
| | Lounge * | 35.9 | 386.4 |
| | Toilet/Utility | 18.0 | 193.7 |
| | TV Lounge/Games Room | 69.6 | 749.2 |
| | Apartment Area | 58.9 | 633.9 |
| First Floor | Bedroom 1 | 15.8 | 170.1 |
| | Bedroom 2 | 24.9 | 268.0 |
| | Bedroom 3 | 17.5 | 188.4 |
| | Bathroom | 5.1 | 54.9 |
| | Bedroom 4 | 14.6 | 157.1 |
| | Bedroom 5 | 30.1 | 323.9 |
| | Corridor/Circulation Area | 28.1 | 302.5 |
| | Shower Room | 7.2 | 77.5 |
| Grand Total - Net Internal Area (NIA) = | | 544.0 | 5855.3 |



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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