



Residential & Commercial Mix

Ref. 4280799

38A Old Lane, Birkenshaw, Bradford, BD11 2JX

Freehold: £850,000

Suitable for alternative uses

Unique detached property

4 large bedrooms with ensembles

Vacant nursery unit

Previously registered for 47 children

Energy Rating D



Christie & Co is pleased to offer for sale this unique property, comprising a large four bedroom dormer bungalow with a vacant nursery unit to the lower ground floor. The property previously had planning permissions for a children's day nursery, which now fall under class E which now also includes: shops, offices, cafes, restaurants, GPs, Light industrial, creches, gyms and much more.

This a beautiful family home with a large commercial unit to the basement, including three WC's and two small domestic kitchens, which would suit multiple use, subject to the relevant planning permission.



Location

The property is located in the village of Birkenshaw, in the borough of Kirklees and is central to Leeds, Bradford, Halifax, Huddersfield, Wakefield, Dewsbury and Batley and is in close proximity to the local motorways:

A38 (Leeds - Halifax)
M606 (Bradford)
M621 (Leeds)
M1 (London)
M62 (Manchester)

Fixtures & Fittings

The basement level is fully secured with entry alarms, safety lighting, camera entry, facial recognition, fire alarms and fire extinguishers.

There are two air-conditioning units in the bedroom and kitchen.

Tenure

Our clients own the freehold property which is being offered for sale.

The rear of the property is accessed via a track along the side of the building which is owned by the local church. Our clients have an agreement in place to use this land for access to the rear of the building and provides additional parking for c. five vehicles.

Further details are available upon request.

Trading Information

Historically, our clients operated a children's day nursery from the basement level which was registered 'Good' with Ofsted with a capacity for 47 children, achieving profits of c. £120,000 per annum.

Historic trading accounts are available upon request.

Internal Details

This is a large detached dormer bungalow across three floors comprising four large bedrooms, three bathrooms, an office, large lounge diner and a kitchen, with a basement level previously utilised as a children's day nursery.

The property was purpose built by our clients and benefits from having 19 foundation pilings providing additional strength and opportunity for further development.

The ground floor comprises: a large entrance hallway, WC, cloakroom/cupboard, large double bedroom with ensuite shower, large double bedroom with ensuite bathroom, walk-in wardrobe and sliding doors to the terrace, domestic kitchen, large lounge diner with sliding doors to the terrace and balcony, stairs leading to the basement level.

The first floor comprises: a bathroom, large bedroom with a skylight and jack and jill access to the bathroom, large bedroom with eaves storage space Office / Small bedroom



Other Floors

The basement level comprises three large open plan nursery rooms with:

- Reception area and secure entrance
- Storage area/staff room
- WC
- Three children's WC's
- Small domestic kitchen

To the front of the property is a large double garage.

Other Property

There is an additional option of also purchasing the neighbouring property, also owned by our clients. Further details are available upon request.



External Details

To the front of the building is a large driveway with parking for c. four vehicles, with two double gates for secure parking, and large double garage.

The ground floor has access to a large elevated terrace with views over the neighbouring fields, and a second smaller balcony, both to the rear of the property.

The rear of the property is accessed by a free access drive to the side of the building, which leads to the rear garden of the property. There is also an additional area adjacent to the rear of the property, which is leased from the Catholic Church for £150 per annum, accommodating parking for 6 vehicles.

If converted to parking, the rear garden would allow for a further four vehicles.

Development Potential

Subject to the correct planning permissions, we believe the property to be suitable for the following uses:

- Full residential conversion to a home with 'granny flats'
- Conversion into flats or student accommodation
- Childcare
- Specialist education
- Children's home
- Small hotel or B&B
- Office accommodation

Should the property be considered for office accommodation, we believe it would accommodate c. fourteen offices by adding partitions; four to the upper floor, four/five to the ground floor and six on the ground floor.







Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Manchester



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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