

On the instruction of



SKIPTON ROAD

BRIDGE STREET

BOLTON ROAD

FORMER HOTHFIELD JUNIOR SCHOOL
HOTHFIELD STREET, SILSDEN, BD20 0BB



A6034

Development
Opportunity
FOR SALE

1.27 acres (0.51 hectares)

Boundary for indicative purposes only.



'Silsden Preferred Housing Site reference S17/H' within DLP

EXPRESSIONS OF INTEREST INVITED BY FRIDAY 8TH JULY 2022

**FORMER HOTHFIELD JUNIOR SCHOOL
HOTHFIELD STREET, SILSDEN, BD20 0BB**



LOCATION

The property and site are situated on Hothfield Street in the heart of Silsden having good access to all local amenities. The site adjoins established residential properties.



Silsden is a popular and thriving town with excellent local facilities including a wide range of shops, supermarket and public houses. Situated midway between Skipton, Keighley and Ilkley - Silsden is an ideal base for the Aire valley commuter with Steeton & Silsden Railway Station nearby.





DEVELOPMENT OPPORTUNITY

The subject property forms what was Hothfield Junior School - predominantly two storey stone built accommodation, the majority of which dates from the mid 1910s with later extensions.

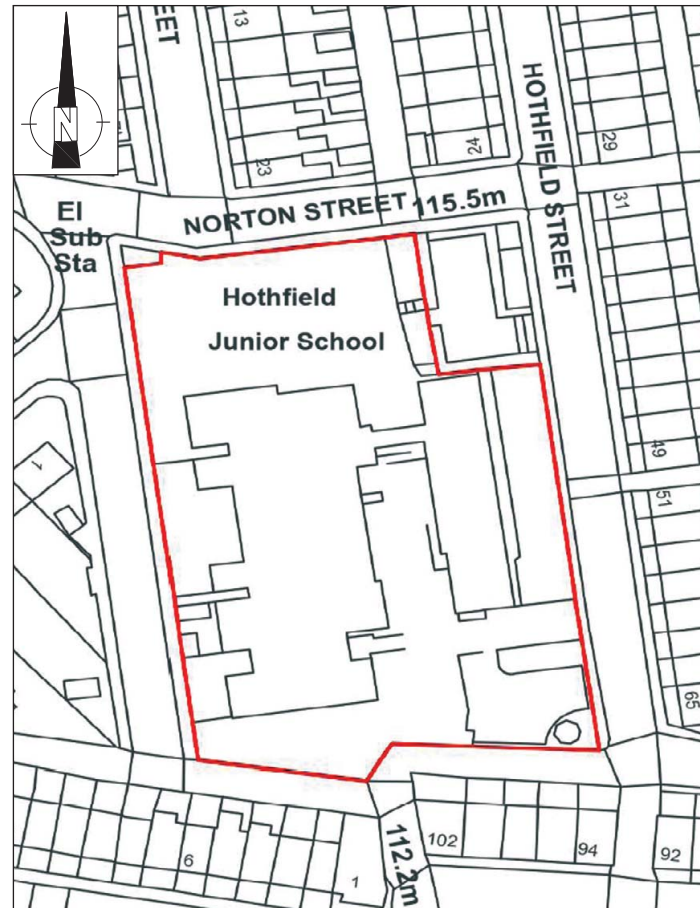
A number of existing layout drawings and site plans are available via the selling agents.

The total site area extends to 1.27 acres (0.51 hectares).



SERVICES

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.



PLANNING

After reference to the Draft Local Plan for the Bradford District we are aware that the site has been identified as a Preferred Housing Site Reference S17/H. Bradford Council's planning department have provided some preliminary planning information which has been attached to our marketing details.

The original buildings at Hothfield Street appear to date from just before the First World War. The original buildings have social and aesthetic historic value.

Although the school does not have any formal heritage designation, re-use of the original structure would have merit. From a planning perspective, if proposals for demolition came forward, rather than conversion of the elements of worth, these would be assessed against policy SC1 (11), which ensures that developments are of high quality and well designed and that they contribute to inclusive built and natural environments which protect and enhance local settings and heritage and reinforce or create a sense of local character and distinctiveness.

In essence replacement buildings would be expected to make an equal or better contribution to their environment than existing structures.

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, E-mail: planning.enquiries@bradford.gov.uk

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EXPRESSIONS OF INTEREST

Interested parties are invited to submit an expression of interest in the property/site by **Friday 8th July 2022**, identifying their proposed use, the source of funding, an indicative offer figure and any conditions that would be attached to their offer.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

LEGAL COSTS AND SURVEYOR'S COSTS

The purchaser will be responsible for contributions to the Council's costs in relation to the sale of the property. This will include a payment of £2,000 plus VAT in relation to surveyor's costs, and £1,000 plus VAT for legal costs.

FURTHER INFORMATION

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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither Hayfield Robinson Property Consultants, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquires in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. May 2022.

