

**FOR SALE**

# **FREEHOLD RESIDENTIAL SITE**

**HMRC  
RIVERSIDE ESTATE  
SHIPLEY  
WEST YORKSHIRE  
BD98 8AA**

Office building extending to approximately 234,626 sq ft (21,797 sq m)  
Site area of approximately 11.83 acres (4.78 hectares)



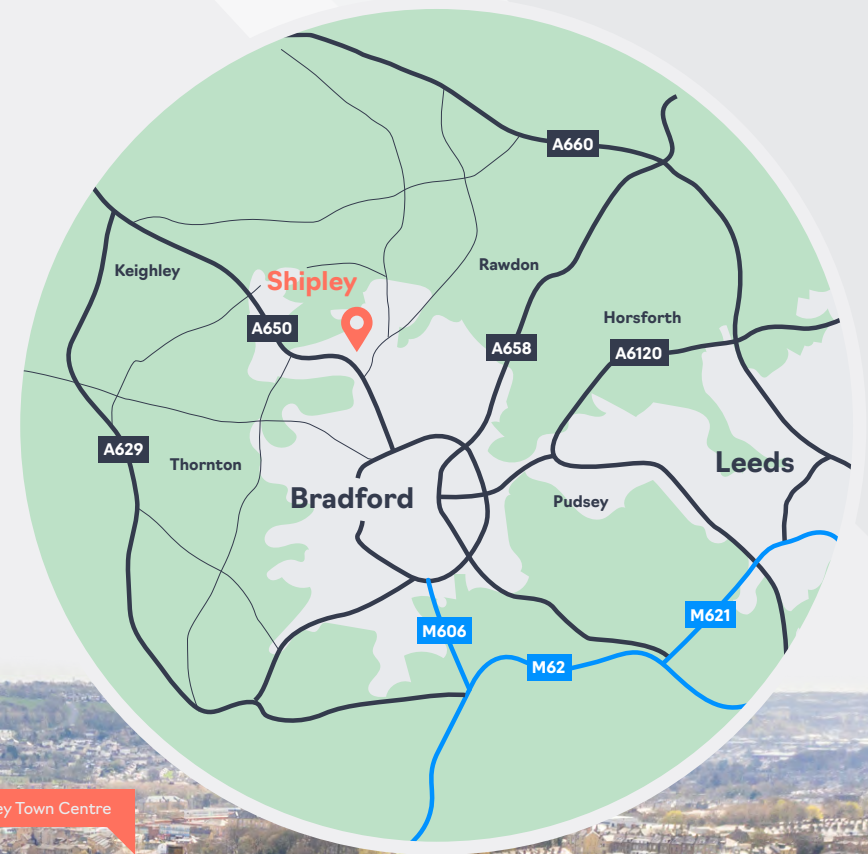
# ATTRACTIVE LOCATION

HMRC  
RIVERSIDE ESTATE  
SHIPLEY  
WEST YORKSHIRE

The site is located to the north of Shipley, which is an attractive and historic mill town approximately 4 miles north of Bradford and 14 miles west of Leeds. It is within the City of Bradford local authority area.

The site is situated immediately to the south of the River Aire, to the west of numerous residential blocks including Victoria Mills, Masons Mill and New Mill, and to the east of the Leeds Liverpool Canal. On the opposite side of the canal are numerous offices and further around to the west, is the internationally acclaimed Salts Mill complex which is a UNESCO world heritage site. There is also the ongoing development of a new Lidl supermarket and Costa Coffee at the former Airedale Mills site a short distance east of the sale site.

Shipley town centre is to the south of the River Aire and the Leeds Liverpool Canal. There is a railway station in Shipley and Saltaire approximately 0.5 miles east and west respectively, with regular services to Leeds, Bradford, Skipton and other outlying towns and villages.



# EXCELLENT CONNECTIVITY



Saltire Railway Station  
7 minute walk



Shipton Railway Station  
9 minute walk



Shipton to Bradford  
9 minutes



Shipton to Leeds  
15 minutes



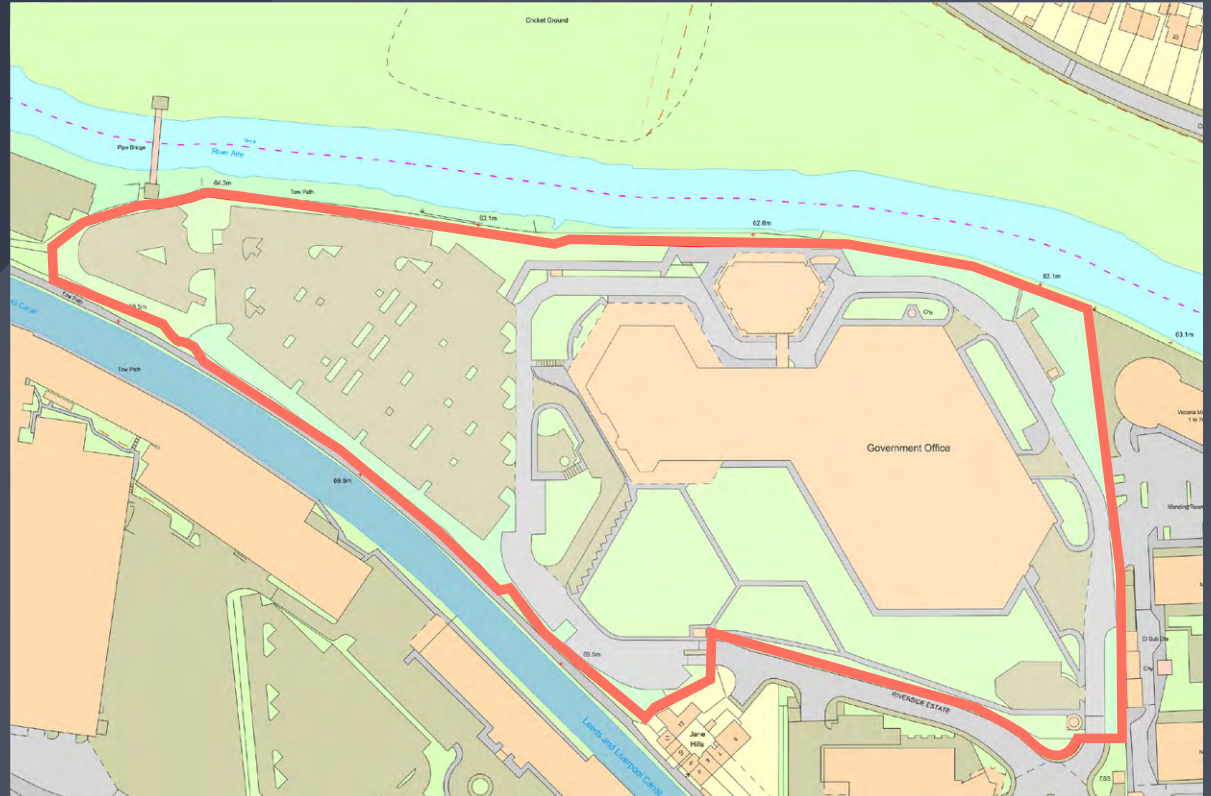
Leeds Bradford Airport  
18 minutes



# PROPERTY DESCRIPTION

The property comprises a substantial office building with ancillary uses that extends to approximately 234,626 sq ft (21,797 sq m) on an extensive site of approximately 11.83 acres (4.78 hectares). The building was commissioned by the Government and specifically designed to provide the Inland Revenue with a highly functional office, computer and postal distribution space. The site was formally opened in 1978. HMRC are currently operating from the site with vacant possession expected by the 1st October 2021.

The main building extends to 7 floors including basement and lower ground floor and is of frame construction with concrete panel elevations incorporating bands of glazed curtain walling. The main building is on the eastern part of the site and the macadam surface car park is on the western part of the property. There is an attached welfare block with a distinctive pyramidal roof structure, which provides recreation space including 2 squash courts, lounge and bar.



There are semi / mature trees and landscaped areas at the property and the boundary is generally secured by steel fencing and security lodge across the main entrance.

**Subject to the necessary consent, the site would be suitable to a number of uses, including redevelopment to residential, care and commercial schemes.**

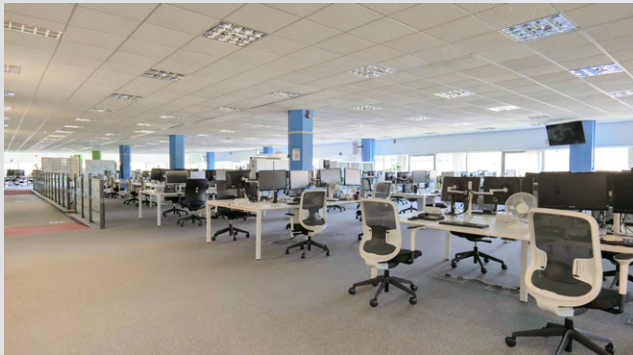
## SUMMARY OF AREAS

Level	Description	NIA (Sq M)	NIA (Sq Ft)	GIA (Sq M)	GIA (Sq Ft)
Basement	Plant / Store	279	3,004	7,946	85,534
Lower Ground	Offices	4,957	53,351	6,772	72,889
Upper Ground	Offices	8,826	95,002	10,052	108,193
First	Offices	2,573	27,698	2,976	32,029
Second	Offices	2,573	27,698	2,976	32,029
Third	Offices	2,573	27,698	2,976	32,029
Fourth	Plant	-	-	1,657	17,832
Ground	Gatehouse	16	175	16	175
<b>Total</b>		<b>21,797</b>	<b>234,626</b>	<b>35,369</b>	<b>380,710</b>

N.B. The above floor areas are provided for indicative purposes only and should be verified by a full measured survey. No reliance should be placed on these areas in the absence of an appropriate survey.



Indicative redevelopment layout



## TENURE

The site is available on a Freehold basis.

## PLANNING

The Planning Use Class for the building is E. The existing building is not listed, however a small area of the existing car park at the western end of the site is situated within Saltaire conservation area and the UNESCO World Heritage Site.

The majority of the Site is located in Flood Zone 2 and 3a. The Site access and south east corner are within Flood Zone 1. Initial pre-application engagement has been undertaken with the Local Planning Authority and Environment Agency. The redevelopment of the site for a residential led scheme is supported in principle, subject to detailed design and planning considerations. The site is identified as a strategic housing site in the emerging Local Plan for 266 units. The Council completed the Regulation 18 consultation in spring 2021 and are currently reviewing all representation.

## TOWN INVESTMENT FUND

The City of Bradford Metropolitan District Council have applied for a substantial regeneration investment fund for which Shipley has been identified as a possible beneficiary. Communication regarding the process to date can be found on the dataroom – any prospective land owner should make their own enquiries with CBMDC.

Further information can be found at [www.bradford.gov.uk/regeneration/towns-fund/shipley-town-fund/](http://www.bradford.gov.uk/regeneration/towns-fund/shipley-town-fund/)



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## TECHNICAL INFORMATION

All planning and technical information, is available to interested parties through a Data Room via our dedicated website <https://sites.savills.com/Shipley>

## EXISTING WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

## VAT

The vendor reserves the right to charge VAT.

## METHOD OF SALE

The site is offered for sale by informal tender. We are seeking offers on an unconditional basis with completion due on 4th October 2021 when Vacant possession is obtained. Offers to be submitted to Matthew Jones ([mjones@savills.com](mailto:mjones@savills.com)) addressed to the Development Department, Savills, Ground Floor, 3 Wellington Place, Leeds, LS1 4AP.

## VIEWING

Viewing of the site is strictly by appointment. Should you wish to make an appointment, please contact:

Matthew Jones  
[mjones@savills.com](mailto:mjones@savills.com)  
07812 965 484

Joshua Franklin  
[jfranklin@savills.com](mailto:jfranklin@savills.com)  
07807 999 923

