Temple Chambers Russell Street Keighley BD21 2JT 01535 600097



FOR SALE

Development Site with Planning Permission for the Construction of 8,000 sqft of Industrial/Business Units



REDUCED - £280,000

LAND SITUATED AT GOULBOURNE STREET/KENSINGTON STREET, KEIGHLEY, BD21 1PG

www.hayfieldrobinson.co.uk

LAND SITUATED AT GOULBOURNE STREET/KENSINGTON STREET, KEIGHLEY, BD21 1PG

Location

The site is prominently situated on the corner of Kensington Street and Goulbourne Street on the south west fringe of Keighley town centre. Goulbourne Street links into the A629 being the main arterial route linking Keighley and Halifax.

Nearby commercial occupiers include Fretwell Print, Keighley Tyres and Keighley Timber.

Description

The site extends to approximately 0.49 acres of undeveloped commercial land with outline planning permission for the construction of 8,000 sqft of industrial/business units split between two buildings. The current scheme offers 4 units ranging from 1,300 – 4,000 sqft however subject to approval alternative development options would be permitted to suit an owner occupier.

Rateable Value

The properties will need to be assessed for business rate purposes upon completion/occupation.

Services

We understand that all main services are available in the nearby Goulbourne/Kensington Street however we recommend that prospective purchasers make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

Planning

Planning permission has been granted for the construction of 8,000 sqft of industrial/business units planned over 2 buildings. The buildings are split into 4 units ranging in size from 1,300 sqft to 4,000 sqft.

https://planning.bradford.gov.uk/onlineapplications/applicationDetails.do?activeTab=docum ents&keyVal=QLDSDADHIYP00

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: <u>planning.enquiries@bradford.gov.uk</u>

Guide Price

REDUCED - £280,000

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

Each party will be responsible for their own legal costs incurred during the transaction.

Further Information

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

www.hayfieldrobinson.co.uk

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

Hayfield Robinson Limited for itself, for any joint agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of the intending purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Hayfield Robinson Limited or any joint agent has any authority to make or give any representations or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT; (v) reference to any plant, machinery or services shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function.

