



FOR SALE

CONVERSION OPPORTUNITY

1,100 Sq Ft (102.19 Sq M)

- ◆ Freehold sale
- ◆ Prominent position
- ◆ Detached stone building
- ◆ Possible residential conversion (STP)



Nab Wood, Bingley Road
ShIPLEY, BD18 4BJ

LOCATION

The subject property is prominently located fronting Bingley Road (A650) by the entrance to Nab Wood Cemetery. The Property is approximately 4 miles north west of Bradford and 14 miles west of Leeds.

DESCRIPTION

The property comprises the ground floor, first floor and basement of an attractive two-storey stone built period building situated fronting Bingley Road. Internally the accommodation is divided to form three rooms at ground floor and three rooms on the first floor plus a small toilet. The basement is currently only suitable for storage purposes. The property has several parking spaces to the rear.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Areas:-

Ground floor - 546 sq ft
First floor - 554 sq ft
Basement - 688 sq ft

RATES

Offices and Premises

Rateable Value:	£10,000
Rates Payable (2019/2020):	0

For viewing arrangements or to obtain further information please contact:

Pete Bradbury

petebradbury@cartertowler.co.uk

Max Vause

maxvause@cartertowler.co.uk



TERMS

The property is available by way of a freehold sale. The quoting price is £175,000.

EPC

The property has been assessed as having an energy performance asset rating of F148

VAT

VAT is NOT payable on the purchase price.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Carter Towler on their behalf and for the sellers 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 intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Carter Towler has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is 31-Oct-2019.

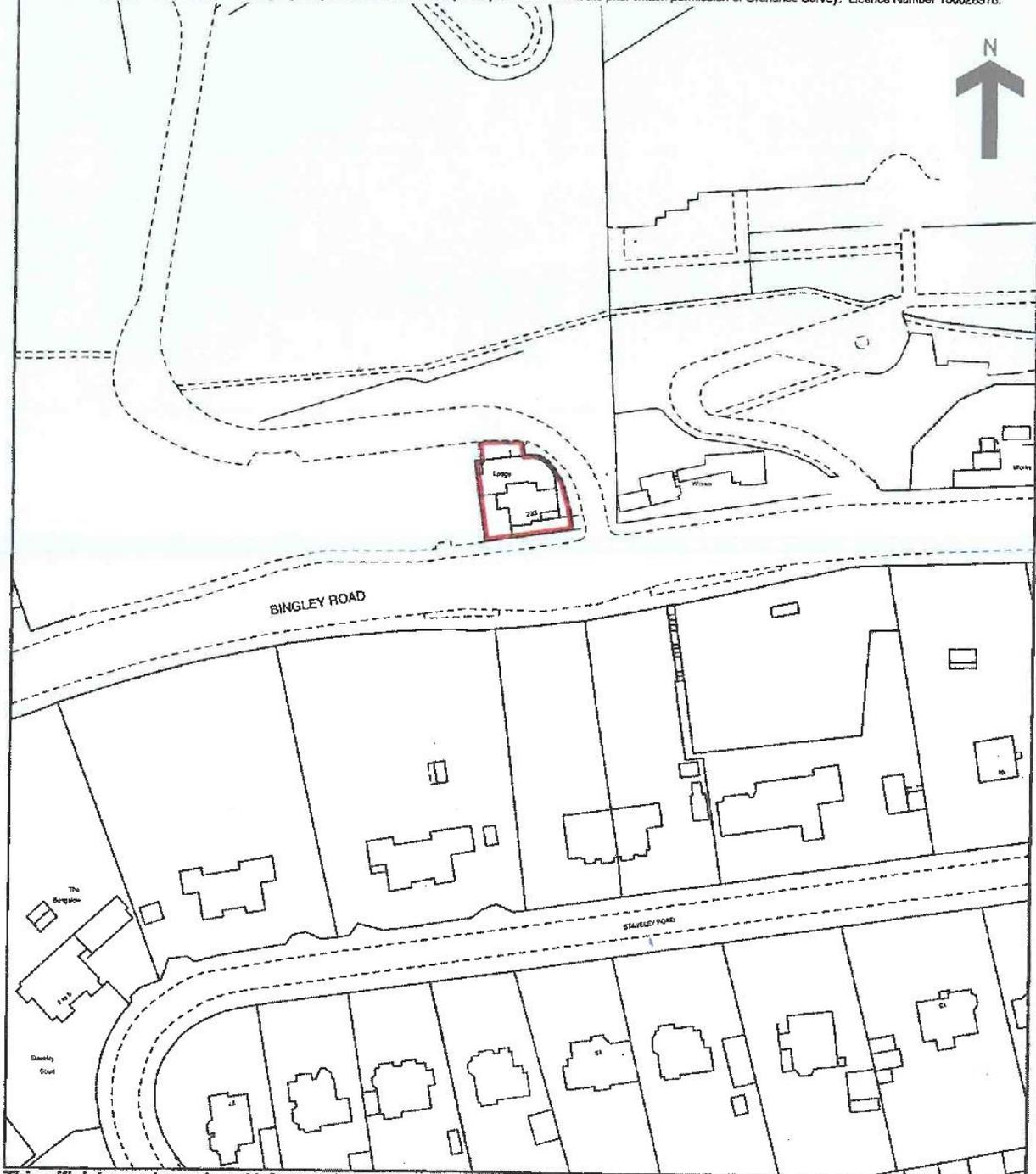
For information on our Privacy Policy please visit our website – www.cartertowler.co.uk

Land Registry
Official copy of
title plan

Title number **WYK937601**
Ordnance Survey map reference **SE1237NE**
Scale **1:1250**
Administrative area **West Yorkshire: Bradford**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.



This official copy issued on 11 August 2011 shows the state of this title plan on 11 August 2011 at 16:17:19. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Nottingham Office.