

PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
FOR SALE OR MAY LET - ALL ENQUIRIES

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX



COMMERCIAL ESTATES GROUP

VERNON
& CO.
01756 748000
WWW.VERNON.CO.UK

**FOX
LLOYD
JONES**
0113 243 1133
www.fjltd.co.uk

PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX

FOR SALE OR MAY LET - ALL ENQUIRIES

BACKGROUND

Full planning permission for 233 dwellings and 23,250 sq ft of commercial development was granted (with a section 106 agreement) on 31st October 2014 across the wider site.

A preferred developer was selected for the residential site, Barratt David Wilson Homes ('BDWH').

BDWH have now commenced on site. Commercial Estates Group, the vendor, retained the parcel of land to be developed for commercial use and it was agreed that BDWH would procure and carry out the necessary on site works to deliver a fully serviced plot in line with the planning permission.

The commercial plot has full planning permission for B1, B2, B8 development. However, given its prominent roadside position, we feel it is suitable for a number of other uses (subject to planning) such as roadside retail/convenience store, possible care home use and neighbourhood retail.



PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
FOR SALE OR MAY LET - ALL ENQUIRIES

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX



LOCATION

The site is located in an elevated and accessible semi-rural environment midway between Bingley and Haworth and is well placed for the amenities and employment opportunities offered in the popular commercial centres of Bingley, Shipley, Keighley, Bradford and Halifax.

The site is situated on the B6429 Manywells Brow which connects Cullingworth via the B1644, A629 and A650 with Bingley (c.3.5 miles away), Shipley (c.7 miles away), Keighley (c.4.5 miles away), Bradford (c.6.5 miles away) and Halifax (c.8 miles away).

In addition the mainline train service in nearby Bingley (approx. 5 mins by car from the subject site) offers direct commuter access to Leeds City Centre with a very regular service.

The subject site is located on the edge of Cullingworth, a popular and attractive settlement benefitting from all the usual amenities of a thriving village centre. The settlement boasts a village hall, pre-school, primary school and secondary school, together with public houses, convenience foodstore, post office and other independent retailers.

PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

FOR SALE OR MAY LET - ALL ENQUIRIES

CONSENTED SCHEME

The site has now undergone full demolition and clearance to make way for a development of 233 2, 3 and 4 bedroom houses in 2 phases. Phase 1 is currently under construction by Barratt David Wilson Homes and the development is known as 'Hewenden Ridge'.

The subject site comprises the commercial element of the scheme and is a site of c.1.64 acres (0.66 ha). This is split into 2 development plots, the larger plot (Plot 1) extends to c.1.23 acres (0.5 ha) and the smaller plot (Plot 2) extends to c. 0.41 acres (0.16 ha).

The current planning permission is for up to 18,750 sq ft of modern business and light industrial space in a terrace of 8 units with a separate larger standalone unit of up to 4,500 sq ft.

The accommodation is detailed on the schedule below:

SCHEDULE

Unit No.	Ground Floor		Mezzanine		Area sq m	Area sq ft
Unit 1	162.6 sq m	1,750 sq ft	81.3 sq m	875 sq ft	243.9	2,625
Unit 2	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 3	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 4	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 5	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 6	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 7	139.4 sq m	1,500 sq ft	69.7 sq m	750 sq ft	209.0	2,250
Unit 8	162.6 sq m	1,750 sq ft	81.3 sq m	875 sq ft	243.9	2,625
Unit 9	278.9 sq m	3,000 sq ft	139.4 sq m	1,500 sq ft	418.1	4,500
TOTAL					2,160.0	23,250

OPPORTUNITY

A combination of units, in a terrace as shown or as an alternative configuration, can clearly meet specific requirements.



PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
FOR SALE OR MAY LET - ALL ENQUIRIES

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX

PLANNING

Full planning permission (Application Ref no 14/01120/MAF) was granted on 31st October 2014 for the demolition of existing structures, re-profiling and decontamination works, erection of employment development (class B1 B2 B8) and residential development (class C3) with associated works, retaining walls, car parking, open space and landscaping. The permission was granted subject to a subject 106 Agreement dated 31st October 2014.

As part of the disposal of the residential site to Barratt David Wilson Homes, it was agreed that our client Commercial Estates Group would retain the commercial plot and BDWH would undertake certain works in connection with the 'retained land'. This comprises the commercial land (2 no. plots) with access off Manywells Brow.

In summary BDWH will deliver a fully serviced plot as follows:

Highways

BDWH are to procure and carry out section 278 works for the development including the commercial plot. The access roads off Manywells Brow providing access to the retained commercial land will be constructed in accordance with the detailed planning approval and to the appropriate adoptable standard.

Services

BDWH will provide a fully serviced plot suitable for the intended use of the retained commercial land, namely a minimum of 16,500 sq ft of B2 employment use.

The following service loads have been estimated as a guide for typical B2 type use (assuming no particularly high load process)

Electricity Distribution Load	150 KVA
Portable Water Supply	2.5 l/sec
Gas Supply (peak hourly load)	300 kWh
Gas Supply (annual load)	17,000 kWh

Foul Drainage

BDWH shall design and install the drainage infrastructure for the wider development built to an adoptable standard. BDWH shall provide suitable connections at a suitable point within the boundaries of the retained commercial land to allow unrestricted gravity discharge of foul sewage from the retained commercial land (excluding trade effluent).

The retained commercial land shall have the right to discharge foul water into the foul sewers which will be reflected in the S104 Agreement.

Surface Water

BDWH will design the elements of the drainage system which cross through the retained commercial land. The retained commercial land shall have the right to discharge surface water into the sewers which will be reflected in the S104 Agreement.

Remediation

BDWH shall be responsible for the site clearance demolition and remediation of the retained commercial land as part of the wider remediation scheme and shall form a construction plateau up to and including formation of a capping layer to accept final construction as part of the redevelopment of the retained commercial land.

Alternative Uses

Whilst the site will be serviced to suit an employment (Class B1, B2 and/or B8) end use, this could be adapted in due course to accommodate alternative uses on site (subject to planning). In this location and being adjacent to the new houses being developed by Barratt David Wilson Homes, we feel that a convenience store use or other retail uses would be suited.

PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

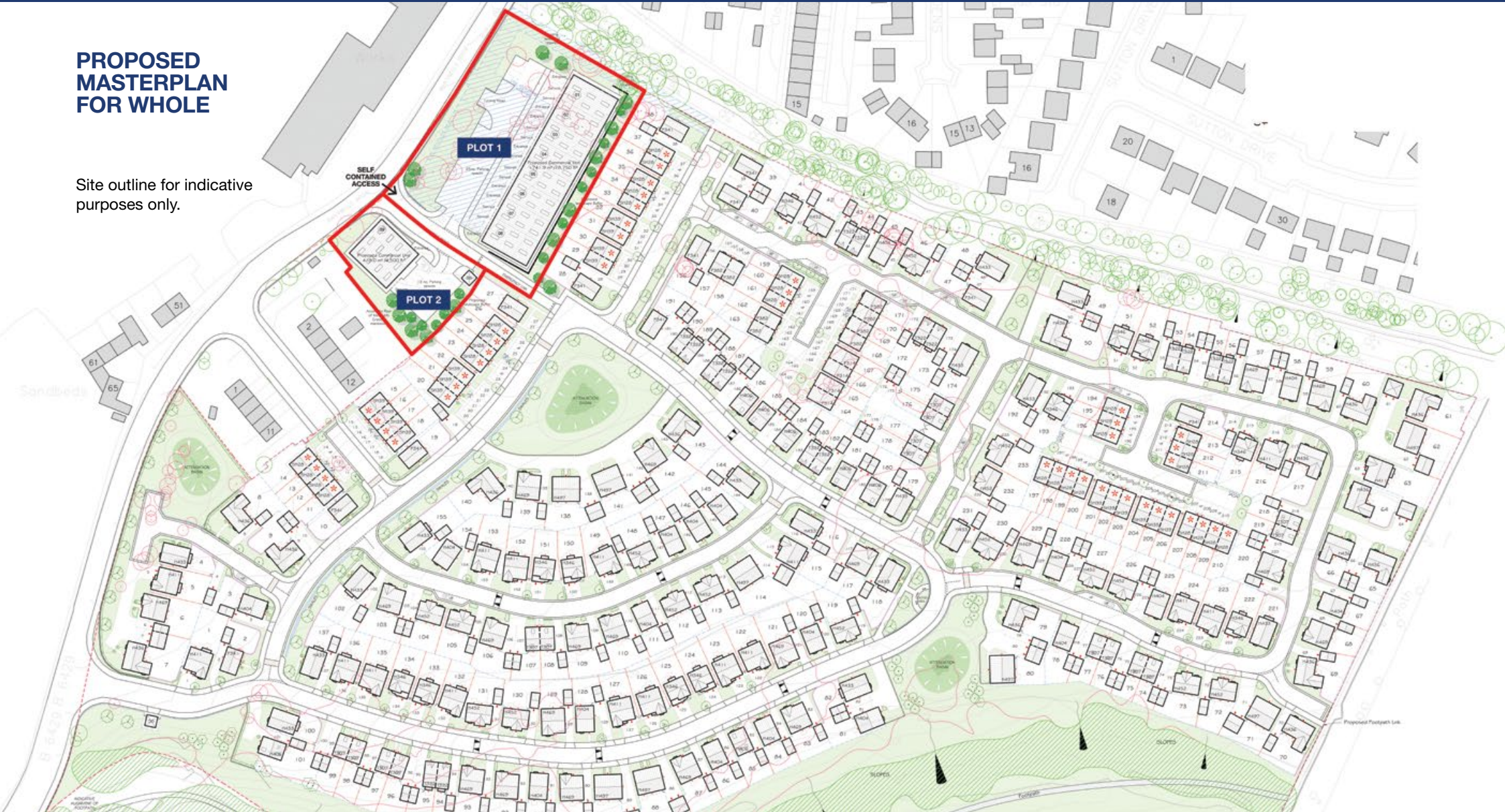
FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)

FOR SALE OR MAY LET - ALL ENQUIRIES

PROPOSED MASTERPLAN FOR WHOLE

Site outline for indicative
purposes only.



PROMINENT COMMERCIAL PLOT WITH PLANNING CONSENT ON c.1.64 ACRES / 0.66 HA

NEW BUSINESS UNITS FROM 2,625 SQ FT (243.9 SQ M)
SITE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
FOR SALE OR MAY LET - ALL ENQUIRIES

FORMER MANYWELLS ESTATE
CULLINGWORTH BINGLEY BD13 5DX

BASIS OF DISPOSAL

The opportunity exists for development in full or in part of this commercial plot in line with demand. An outright sale of the land to an end user may be considered, however, consideration will also be given to deliver a bespoke scheme on a freehold basis.

TERMS

Further details on timings and costs of occupation are available on request.

TENURE / TITLE

The site is held Freehold. Preference would be for a freehold plot disposal, however, individual units can also be delivered on a freehold basis.

VAT

VAT will be payable.

VIEWING / FURTHER INFORMATION

Only available via the joint selling / letting agents.



COMMERCIAL ESTATES GROUP



peter.vernon@vernon.co.uk
sophie.bagley@vernon.co.uk



paul.fox@fjltd.co.uk
louise.larking@fjltd.co.uk

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 The Agents, 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. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) 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 enquiries in this regard. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500. July 2015.