



**ROYD HOUSE
130 MAIN STREET
WILSDEN, BD15 0AS**



FOR SALE

**Part Completed Residential Development/Refurbishment
With Full Planning Consent
To Provide 2 Large 3-Bedroom Semi-Detached Houses, Granny Flat &
3-Bedroom Detached Barn Conversion**

PRICE – Offers in the Region of £350,000 Subject to Contract

ROYD HOUSE, 130 MAIN STREET, WILSDEN, BD15 0AS

LOCATION

Wilsden is a popular Village located near to Cullingworth, Harden, Cottingley and Denholme, situated approximately 6 miles west of Bradford, on the edge of the Aire Valley. Shipley is approximately 2 miles to the east and Bingley 1 mile to the north-east.

The Village includes a Co-operative Food Store, Primary School, Village Hall and a number of businesses including Wilsden Autos, Cater Leisure etc.

The property is situated just off Main Street, adjacent to a small public car park but overlooking a small park, bowling green and playground area. The Village Hall is nearby as is Wilsden Post Office and, it is just a short walk to the Co-op store.

Access to the site is either by way of a right of way across the adjoining car park or alternatively along Firth Lane, to the rear of the Village Hall, which links through to Main Street.

DESCRIPTION

The property comprises a substantial 2-storey stone built building, which is believed originally to have been constructed as a single dwelling, together with attic levels and basement. To the rear is a small "granny flat" type unit, providing living area, bedroom and bathroom and, to the middle of the site is a former barn, which is in the process of conversion to provide a detached 3-bedroom house.

The site also includes some garages which are to be demolished as part of the scheme, before completion can take place, together with an area of land suitable for external car parking. The property occupies a pleasant position looking towards the tennis courts, bowling green and park in the centre of Wilsden.

ACCOMMODATION

The property comprises a substantial former detached dwelling in the process of conversion. Royd House itself, currently provides accommodation at ground and first floor level, with basement and attic development opportunities.

The accommodation is currently as follows:-

Main House

Ground Floor

4 rooms, hallways, lobbies etc. in the process of conversion

First Floor

Incorporating 5-bedrooms with bathroom facilities.

Basement

Storage

Attic

Partly boarded out attic storage accommodation

Granny Flat

Single storey converted storage building providing bedroom, living area and bathroom.

Former Barn

The former barn is currently in the process of conversion, the floors and most dividing walls having been installed in preparation of creating a 3-bedroom detached dwelling.

External

Garden, yard and car parking areas, together with garages (to be demolished)

PLANNING

We understand a variety of planning consents in relation to the conversion of the property have been granted and we have plans available demonstrating some of the alternatives which have been considered. Prospective purchasers should satisfy themselves as to the planning situation with regard to the property by making their own enquiries of the Local Planning Authority.

PRICE

Offers are invited in the region on £350,000 for the freehold interest with vacant possession. Subject to Contract.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required until completion of the conversion has been undertaken.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

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MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049