



Preliminary Particulars
THE MANSION – ST IVES ESTATE
HARDEN ROAD, BINGLEY, BD16 1AT



FOR SALE

**Substantial Grade II Listed Former Care Home Premises
Providing a total of 48-bedrooms together with communal facilities
and located in a Prestigious position on the St Ives Estate (550-Acre Country Park)
on the outskirts of Bingley. The property is considered suitable for a variety of uses
subject to appropriate planning permissions being granted**

PRICE: Offers in the Region of £1 Million – Subject to Contract

THE MANSION – ST IVES ESTATE, HARDEN ROAD, BINGLEY, BD16 1AT

LOCATION

The mansion is situated on the St Ives Estate, on the north-western periphery of Bingley, with access from Harden Road, which ultimately links through to Keighley Road and subsequently Aire Valley Road (A650), which provides strategic access to the south through to Shipley and Bradford and north through to Keighley and Skipton. Harden is just to the south of the estate and Shipley Golf Course is to the south-east. The World Heritage Site at Saltaire/Salts Mill is approximately 2-miles to the south-west. Bradford is 5-miles to the south-east and Keighley is approximately 2-miles to the north-west.

ST IVES ESTATE

St Ives Estate is a country park of 550-acres belonging to Bradford Metropolitan District Council, with public access to a large part of the area. The estate is the former country home of the Ferrand family who sold the estate to Bingley Urban District Council in 1928. Bingley UDC became part of Bradford in 1974 when the number of local authorities was reduced. The estate includes a large children's play area, plenty of scope for walkers, a café etc. The Friends of St Ives (also known as FOSI) is a group promoting activities on the estate, whilst conserving the traditions. The estate is also used for a diverse range of activities from golf, archery, bird watching, walking, horse riding and angling on Coppice Pond.

DESCRIPTION

The mansion, comprises a former care home building, arranged over ground, first and second floors. The building also included an area of cottages, which have subsequently been redeveloped and are not included within the sale.

The building is Grade II Listed, and the listing suggests that the building was constructed in the mid-10th Century, of dressed stone, with blue slate roofs and having Doric portico set in the wings to the front and the rear.

Amongst other features, the interior includes a large entrance hall with fluted iconic columns flanked by pilasters leading to the imperial staircase in Jacobean style and, stained glass showing the coat of arms of the Ferrand's, quartered with various families linked by marriage.

ACCOMMODATION/DEVELOPMENT

The property provides a current estimated gross internal floor area of around 2,320 sq. m. (25,000 sq. ft.) and, is considered suitable for a variety of uses including residential (single dwelling or redevelopment for apartments etc.), office accommodation, hotel etc.

The site also includes a substantial car parking area, gardens and a paddock area.

The vendors architects have prepared a series of draft schemes showing a number of alternative potential redevelopments for apartment use which are available upon request for information purposes only.

RATING ASSESSMENT

The property is currently assessed for Council Tax purposes as follows:-

Address - The Mansion House, St Ives, Bingley, BD16 1AT
Council Tax Band - H
Council Tax Payable 2018/2019 - £3,150.37

LEASE

The property is held on a long leasehold basis. It is held for a term of 125 years from 31st August 1994 having just over 100 years unexpired at a peppercorn ground rent. Copies of the appropriate leasehold documentation are available upon request.

PRICE

Offers in the Region of £1 Million – Subject to Contract – Plus VAT (if appropriate).

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is :-

C - 66

VIEWING

Strictly by prior appointment with the sole selling agents:-

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(Feb 2019 – Amended Jan 2020 - 6289 / MAJB)

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