

# FOR SALE



## **‘THE GRANGE’, 92 WHITCLIFFE ROAD, CLECKHEATON, BD19 3DR**

**A substantial and exceptional former private residence built in 1959, currently used as consulting rooms under Use Class B1 (Offices), equating to approximately 3,350 sq ft (311 sq M) (GIA)**

**Excellent potential to convert back in to one large private residence or potential to redevelop the property / site for alternative uses – Subject to obtaining the necessary planning consent**

## LOCATION

The Grange is located on Whitcliffe Road approximately 0.5 miles West of Cleckheaton town centre. The property is situated opposite the Cleckheaton public library.

Whitcliffe Road connects to Whitechapel Road and Bradford Road which both lead to junction 26 of the M62 and Cleckheaton town centre respectively. The Grange is well positioned for easy access to the motorway network with junction 26 of the M62, being less than one mile, providing the opportunity for commuting to either Leeds or Manchester.

## DESCRIPTION

'The Grange' is a beautiful and exceptional example of a purpose built residential property, originally occupied as a single residence. The property was purchased by the current owner in 1996 and a change of use obtained to offices; the premises have since been utilised as Medical Consulting Rooms.

The property enjoys a central position in its own mature grounds, with the plot equating to approximately 0.6 Acres (0.24 HA).

The property is traditionally constructed over two storeys in stone and a pitched roof, covered in slate. The property offers vast accommodation over ground and first floors and also benefits from a lot of its original features, including decorative cornicing and coving, original hardwood sash window systems and a number of original Oak Carved fire places.

The property is screened from the main access road, namely Whitcliffe Road, by large raised flower beds and mature trees. It is understood there is a blanket TPO on the trees to the front of the site.

The access to the property and the grounds are via a sweeping private drive leading to the front of the property with hard-standing / paved parking areas to the front and the right hand side, enabling parking for approximately 20 cars. There was also an additional access to the property via the back of the property which has now been blocked up but capable of being re-opened.

Internally the property will have originally been a 4/5 bedroom residence with ample WC and bathroom facilities at first floor, and at ground floor would have benefited from large living room, study, dining and kitchen, plus ancillary areas for staff.

Since the property has been operational as The Grange Consulting Rooms the ground floor offers a large hall / vestibule, waiting room and reception area, meeting rooms, examination rooms and offices to the rear. At first floor, the property benefits from 4 consultancy rooms, kitchen and additional administrative offices, therefore providing a total of 6 consultancy rooms.

The property benefits from a fully operational burglar alarm system with CCTV of all external areas.

Externally there is a lawned garden area to the back of the property; as well as a newly constructed double garage and a separate outbuilding for storage of gardening equipment. As part of the main building there is a boiler room and workshop area.

## ACCOMODATION

The following table shows the approximate area of the subject property:

Approx. Areas (GIA)	Size (Sq ft / Sq M)
Ground Floor	1,914 / 177.86
First Floor	1,442 / 134.08
<b>Total</b>	<b>3,356 / 311.94</b>

## SERVICES

'The Grange' benefits from connection to all mains services including Electricity, Gas, Water and Drainage. We have not tested any of the services present.



## TOWN PLANNING

We understand that the property currently benefits from a current use under Class B1 (Offices) under The Town and Country Planning (Use Classes) Order.

We understand that a change of use back to residential would not prove contentious or the future use of the property for offices or medical and health purposes may be supported in principle by Kirklees Council.

## TENURE

The property is available on a Freehold basis and we understand that the property is unencumbered and free from any restrictive covenants. The property is made up of two Title and these are Title No's: WYK 599571 and WYK 726163 – the second Title relates to the access drive to the Eastern Boundary. Title Plans can be made available to interested parties.

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#### VAT and LEGAL COSTS

We understand that the sale will not be subject to VAT.

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

#### RATEABLE VALUE

The property has a Rateable Value of £15,750.00 per annum and is described in the Rating List as Office & Premises. The current Uniform Business Rate for the 2015 / 16 Rates Year is 48.0 pence in the £.

#### OFFERS

The vendors would like to dispose of the property on an unconditional basis and subject to contract only.

We are instructed to quote a guide price of **£525,000.00** and invite offers over the guide price.

#### VIEWINGS

Any interested party wishing to view the premises are invited to attend one of two open viewing mornings. Dates and times will be confirmed in the near future.

#### EPC

The property has an EPC Asset Rating of D (99). A copy of the Energy Performance Certificate is available upon request.

#### CONTACT / FURTHER INFORMATION

Please do not hesitate to contact the selling agents for further information.

#### James Bielby MRICS

RICS Registered Valuer

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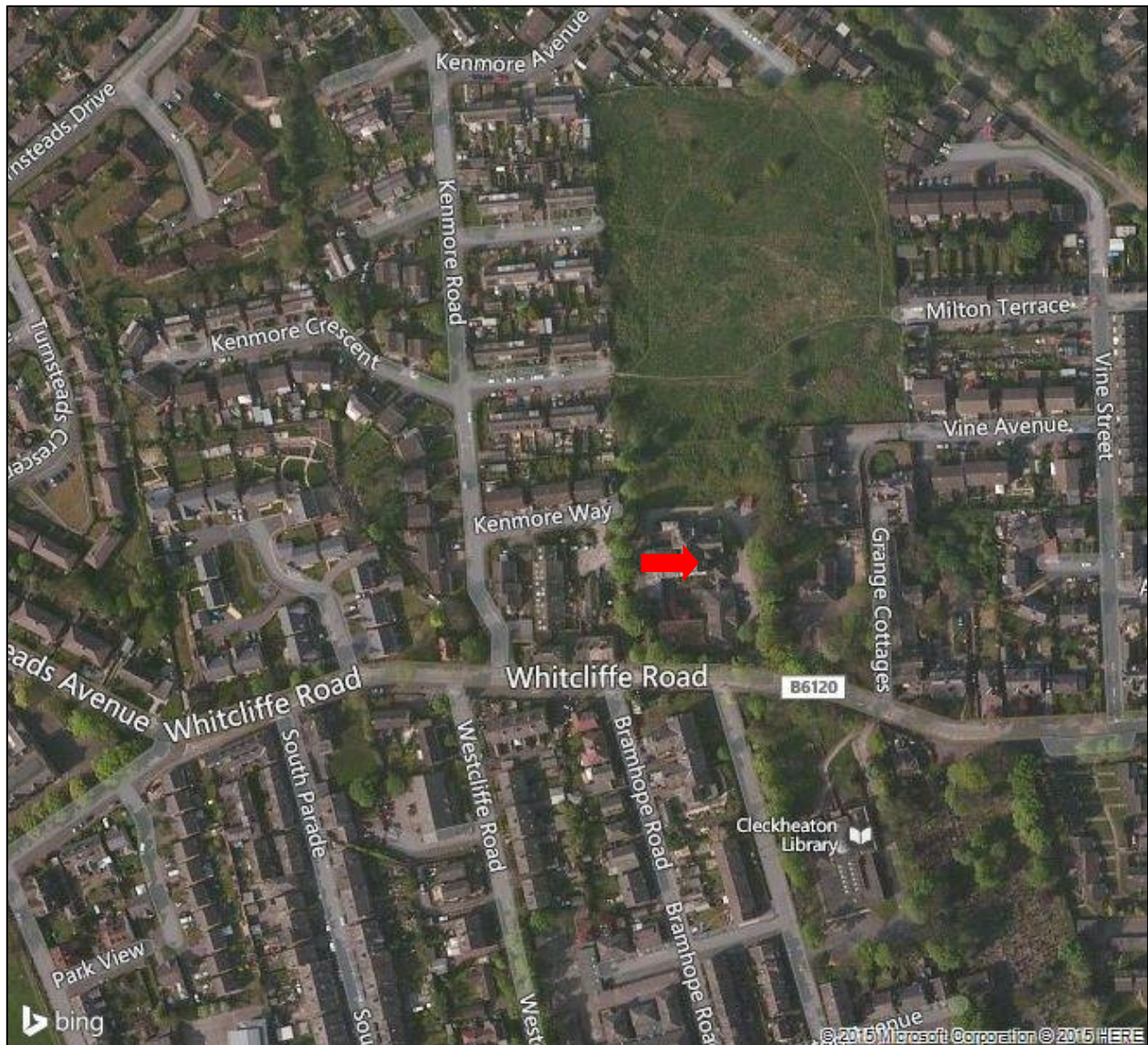
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