

On the instruction of



FORMER AIRE VIEW INFANT SCHOOL

ELLIOTT STREET, SILSDEN, BD20 0AW

PRINCE STREET

AIRE VIEW

ELLIOTT STREET

A6034

Silsden

Boundary for indicative purposes only.

Development Opportunity FOR SALE

1.21 acres (0.49 hectares)



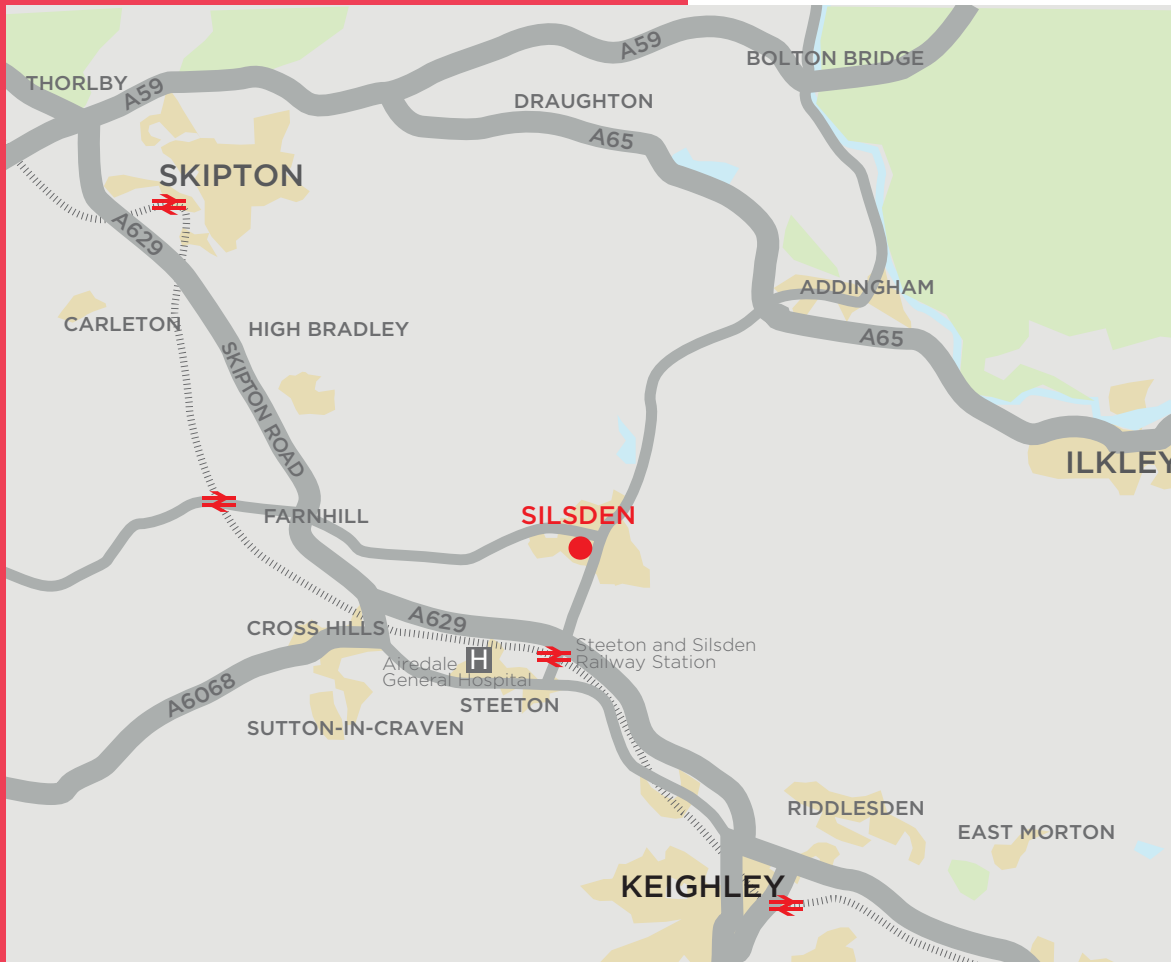
'Silsden Preferred Housing Site reference S16/H' within DLP

EXPRESSIONS OF INTEREST INVITED BY **FRIDAY 8TH JULY 2022**

LOCATION

The property and site are situated on Elliott Street in the heart of Silsden having good access to all local amenities. The site adjoins established residential properties.

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Silsden is a popular and thriving town with excellent local facilities including a wide range of shops, supermarkets and public houses. Situated midway between Skipton, Keighley and Ilkley – Silsden is an ideal base for the Aire valley commuter with Steeton & Silsden Railway Station nearby.



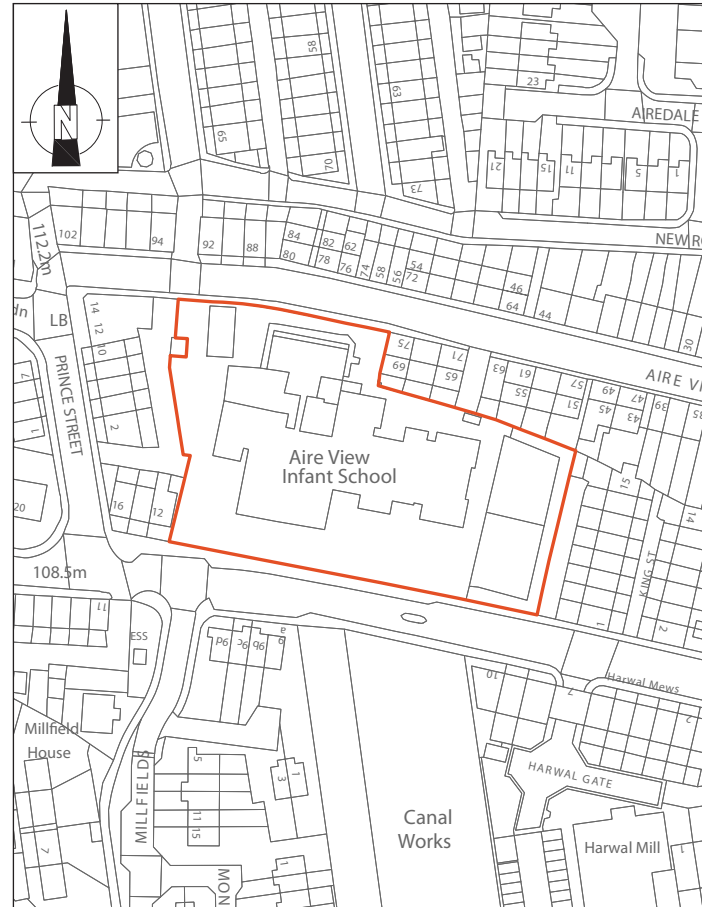


DEVELOPMENT OPPORTUNITY

The subject property forms what was Aire View Infant School - predominantly single storey stone built accommodation, the majority of which dates from the mid 1870s, later extensions were added in 1990 and 2005.

A number of existing layout drawings and site plans are available via the selling agents.

The total site area extends to 1.21 acres (0.49 hectares).



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PLANNING

Within the Draft Local Plan for the Bradford District the site has been identified as a Preferred Housing Site Reference S16/H. Bradford Council's planning department has provided some preliminary planning information which is attached to our marketing details.

The original buildings at the Aire View site are Victorian. They have social and aesthetic historic value. Although the school does not have any formal heritage designation, re-use of the original structure would have merit.

From a planning perspective, if proposals for demolition came forward, rather than conversion of the elements of worth, these would be assessed against policy SC1 (11). This ensures that developments are of high quality and well designed and that they contribute to inclusive built and natural environments which protect and enhance local settings and heritage and reinforce or create a sense of local character and distinctiveness.

In essence replacement buildings would be expected to make an equal or better contribution to their environment than existing structures.

We recommend interested parties make their own enquiries with regards their specific use to the local planning office on Tel: 01274 434605, E-mail: planning.enquiries@bradford.gov.uk.

SERVICES

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.



EXPRESSIONS OF INTEREST

Interested parties are invited to submit an expression of interest in the property/site by **Friday 8th July 2022**, identifying their proposed use, the source of funding, an indicative offer figure and any conditions that would be attached to their offer.

VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

LEGAL AND SURVEYOR'S COSTS

The purchaser will be responsible for contributions to the Council's costs in relation to the sale of the property. This will include a payment of £2,000 plus VAT in relation to surveyor's costs, and £1,000 plus VAT for legal costs.

FURTHER INFORMATION

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