

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

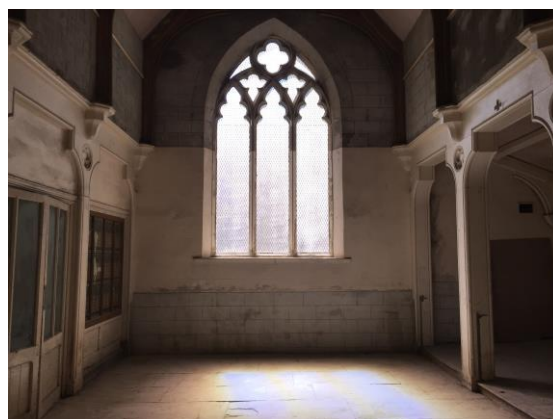
**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Detached Former Chapel with Parking  
800 Sqft (74 sqm)



**GUIDE PRICE - £95,000**

- **Historic building-unique business opportunity**
- **Extensive improvements carried out**
- **Now requires finishing to occupiers bespoke needs**
- **Car parking adjacent**
- **Excellent location immediately off Otley Road**

**CHARLESTOWN CHAPEL, CHARLESTOWN CEMETERY,  
OTLEY ROAD, BAILDON, BD17 7HU**

# CHARLESTOWN CHAPEL, CHARLESTOWN CEMETERY, OTLEY ROAD, BAILDON, BD17 7HU

## Location

Charlestown lies on the Eastern fringe of Baildon immediately off Otley Road (A6038) around 1 mile from Shipley Town Centre and 4 miles from Bradford City Centre. The location offers a unique business setting. Otley Road provides excellent road links throughout Airedale and Wharfedale. Amenities are available locally in Baildon and Shipley both of which include Railway Stations.

## Description

Charlestown Chapel is historic in nature essentially a detached former chapel incorporating stone elevations under a slate covered roof.

Externally The Chapel lies centrally within Charlestown Cemetery. The immediate surroundings are lawned and incorporate numerous mature trees. Immediate parking is included within the sale.

## Accommodation

Accommodation is planned across one floor and incorporates porch opening to former knave and alter plus two additional rooms. The accommodation in all extends to around 800sqft (74m<sup>2</sup>). The former knave is of significant height and provides potential for mezzanine/first floor accommodation if required.

## Rateable Value

Once a business use is established a rateable value will be applied by the Valuation Office.

## Planning

Planning permission was granted by Bradford Council on 17<sup>th</sup> November 2015 (15/04452/FUL) for change of use of Cemetery Chapel to the following.

- A2(b) professional services other than health or medical services.
- B1(a) office other than use with in A2 financial and professional services.
- B1(b) research and development of products or processes.
- D1(a) provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner.
- D1(d) display of works of art other than for sale or hire.
- D1 (f) public library.

The property has wide appeal. Parties should discuss their specific planning needs with the local planning office. Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Services

Services are not currently connected and appropriate connections from Otley Road will need to be made by the purchaser

## Tenure

Long Leasehold for a period of 999 Years subject to a peppercorn ground rent.

## Guide Price

The property is available for sale as seen.

Guide price £95,000.

## 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 Costs

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

## Further Information

Lisa Throupe at our Office  
01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



**Bradford Office**  
2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**  
The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**  
Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



**City of Bradford MDC**

[www.bradford.gov.uk](http://www.bradford.gov.uk)

**Application No: 15/04452/FUL**

GRFULZ

**TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**BBPT  
C/O J O Steel Consulting  
41 Tulyar Court  
Bingley  
West Yorkshire  
BD16 3DN**

**GRANT OF PLANNING PERMISSION**

**Proposal:** Change of use of Cemetery Chapel to uses A2(b) (professional services (other than health or medical services)), B1(a) (office other than a use within class A2 (financial and professional services)), B1(b) (for research and development of products or processes), D1(a) (for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner), D1(d) (for the display of works of art (otherwise than for sale or hire)), D1(f) (a public library or public reading room) and B8 (document storage) and formation of car parking

**Location:** Chapel Charlestown Cemetery Otley Road Charlestown Baildon

**Applicant:** BBPT

**Date Application Received:** 22 September 2015

**Date Application Valid:** 22 September 2015

City of Bradford Metropolitan District Council hereby gives notice of its decision to **GRANT** planning permission for the development described above, in accordance with the plans, drawings and documents which form part of the application as listed below, and subject to the following schedule of conditions:

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan			24th Sep 2015
Site Plan	0-003-087A		24th Sep 2015

**CONDITIONS AND ASSOCIATED REASONS:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

Date of Issue:  
17 November  
2015  
SPO  
Page 1 of 5

A handwritten signature in black ink that reads 'Julian Jackson'.

Julian Jackson, Assistant Director (Planning, Transportation and Highways)  
Department of Regeneration