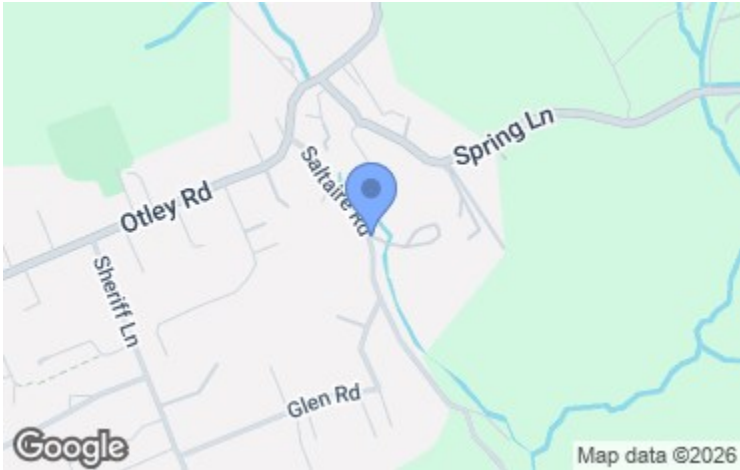
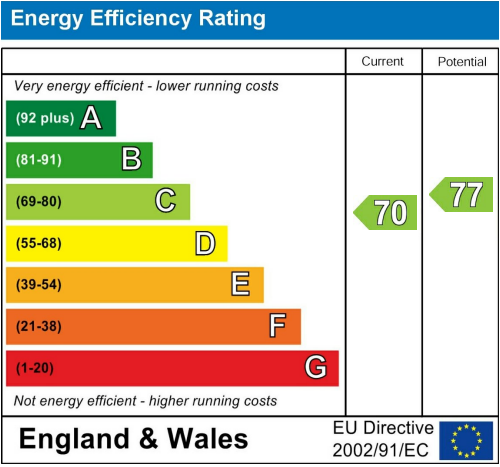




Ground Floor

1st Floor

TOTAL: 131 m2
Ground floor: 80 m2, 1st floor: 51 m2
EXCLUDED AREAS: UTILITY: 3 m2, STORAGE: 94 m2, GARAGE: 113 m2,
OPEN TO BELOW: 111 m2, WALLS: 21 m2
Measurements deemed highly reliable but not guaranteed.



Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping.



Saltire Road, Bingley, BD16 3EY
£1,000,000

9 Browgate, Baildon, BD17 6BP | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



****A TRULY RARE 2.2-ACRE ELDWICK COMMERCIAL & DEVELOPMENT OPPORTUNITY ** APPROX. 5,000 SQ FT ** AIR-CONDITIONED PREMISES ** PRIVATE BRIDGE ACCESS ** SECURE ELECTRIC GATES ** SIGNIFICANT RESIDENTIAL POTENTIAL****

A rare & highly unique 2.2-acre FREEHOLD commercial & development opportunity occupying an exceptionally private & secluded position in Eldwick. The site incorporates an existing air-conditioned commercial premises of approximately 5,000 sq ft extensive external areas private bridge access and electronically operated secure double gates.

Tucked away and remarkably discreet, the property is approached via it's own private bridge over the beck, leading through secure gates into the site. Mature raised trees, established boundaries & traditional dry-stone walling provide an exceptional degree of privacy, creating a highly unusual and self-contained commercial proposition.

The existing premises offer genuine commercial utility in their current form, with approximately 5,000 sq ft of accommodation, air conditioning, extensive parking, Integral Garage with vaulted ceiling & upper floor store & scope to develop the upper section & external space, whilst also presenting significant longer-term development potential. Subject to the necessary planning permissions and consents, the existing building offers potential for conversion into either one substantial detached residential property or two substantial semi-detached homes.

In addition, approximately 1 acre of land to the side of the existing building offers potential for a further residential development, with scope for approximately 3–4 substantial detached houses subject entirely to planning.

The scale, privacy and unique setting provide a range of potential strategies for developers, investors or owner-occupiers, whether retaining the existing commercial use, converting the premises, creating a substantial individual residence, developing two homes or pursuing a wider residential scheme.



Fixtures & fittings A TRULY RARE 2.2-ACRE ELDWICK COMMERCIAL & DEVELOPMENT OPPORTUNITY ** APPROX. 5,000 SQ FT ** AIR-CONDITIONED PREMISES ** PRIVATE BRIDGE ACCESS ** SECURE ELECTRIC GATES ** SIGNIFICANT RESIDENTIAL POTENTIAL**	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band	Tenure Freehold