

PRESTIGIOUS DEVELOPMENT
OPPORTUNITY

FOR SALE


Vickers
carnley



7 Church Street, Horbury, WF4 6LT



- 3,767 Sq Ft (349.49 Sq M)
- OIRO £750,000
- Potential for a variety of commercial uses subject to planning permission
- Children's day nursery, day spa, specialist school, residential care home, private clinic
- Located in the heart of Horbury town centre
- Detached garage with loft dormer
- Ample parking nearby

DESCRIPTION

This superior property is located in the heart of the popular village of Horbury and would prove ideal for a number of uses such as a children's day nursery, private clinic, luxury spa, specialist school and small residential care home to name but a few subject to planning consent.

The property is currently a 5 bedroomed family home with photography studio, however, has the potential to be a wide variety of commercial uses due to its very accessible location. There is a good mix of residential and commercial property within the surrounding area.

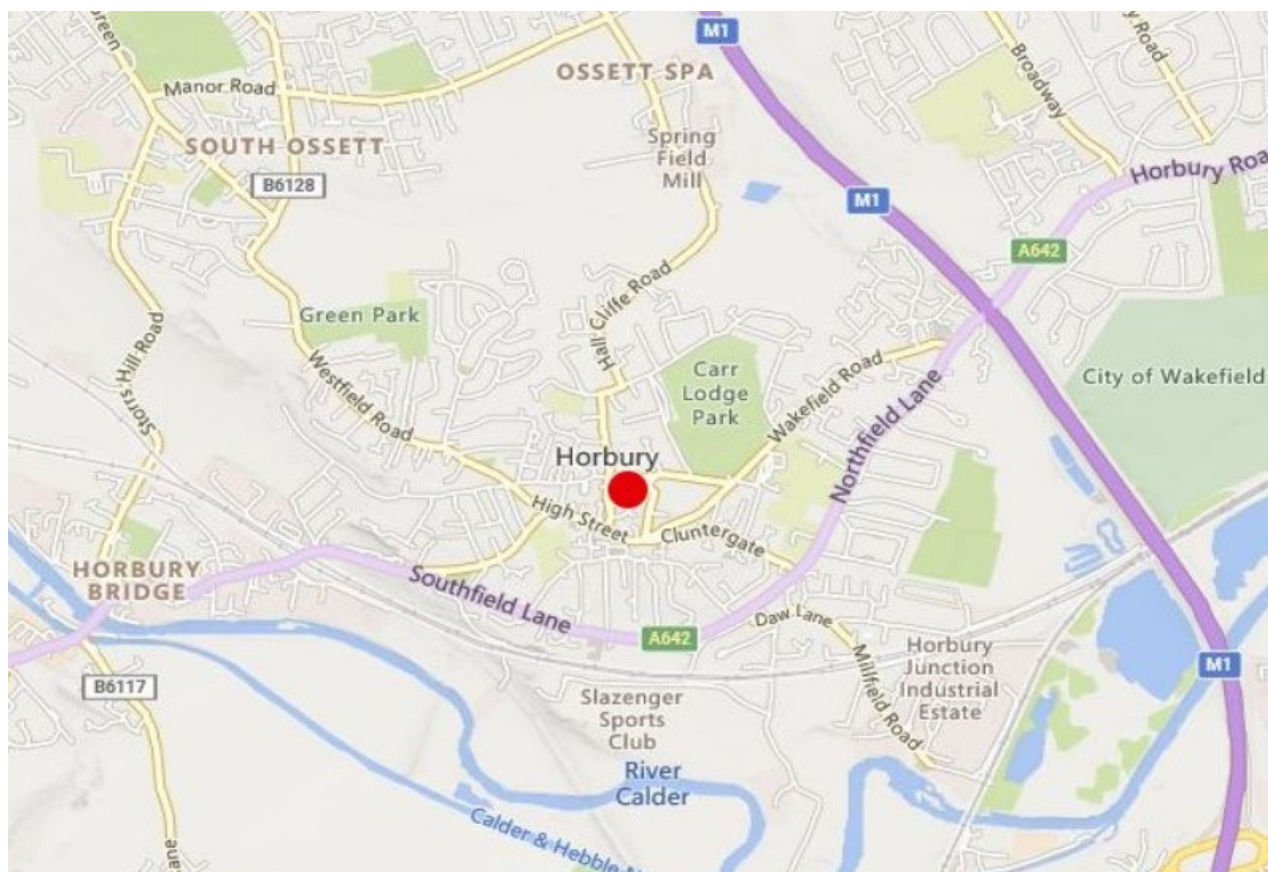
The property offers an abundance of indoor and outdoor space. Set over 3 floors, the property is finished to an extremely high standard and includes a number of features such as exposed beams, exposed brick and hard wood flooring.

Externally, the property offers spacious outdoor living with a generous patio and lawned area, driveway and detached workshop/garage with loft dormer.

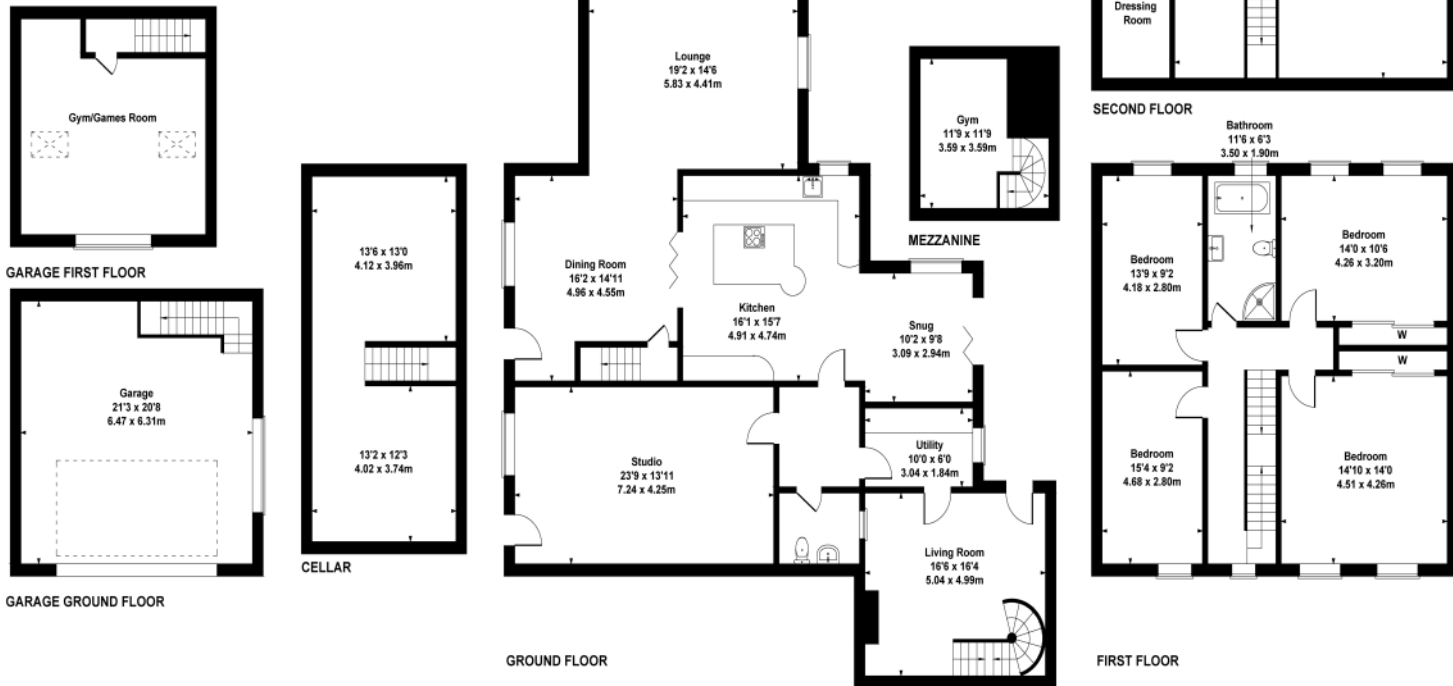
LOCATION

The property occupies a very visible position, fronting onto Church Street and its junction with Twitch Hill

The property is excellently located being within walking distance from Horbury high street and Horbury park and just a short drive away from Ossett and junction 40 of the M1 motorway.



Church Street, Horbury
Approximate Gross Internal Area
House : 3767 sq ft - 350 sq m
Garage : 732 sq ft - 68 sq m
Total : 4499 sq ft - 418 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Lens Media Ltd. 2023

SUMMARY

PRICE	Offers in the region of £750,000
TENURE	Freehold
RATEABLE VALUE	To be confirmed
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C74



VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created October 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.