

BM Blakeridge Mill Village

BATLEY | WEST YORKSHIRE | WF17 7TB

Lambert
Smith
Hampton

Opportunity to acquire a build to rent residential community with strong amenity offering



Video
Tour ▶





INVESTMENT SUMMARY

- The opportunity to acquire a **284-unit regional stabilised Build-to-Rent asset** with strong amenity offering.
- Currently generating a gross income of £3,080,820 pa (98% let).
- **Strong track record of stable occupancy** and tenant demand (avg. period of occupancy 2 years).
- Located **7 miles southwest of Leeds** city centre.
- The property comprises an accommodation split of 141 x one bed apartments and 143 x two beds, of which 44 apartments benefit from two storey accommodation.
- **Evidenced operational costs at 27%**. Existing management solution can be retained.
- **c.30% rental growth** over the past 6 years.
- Energy efficient gas free apartments, with **EPC ratings of B & C** across the development.
- Batley railway station is 1.0 mile northeast, providing **direct services to Leeds city centre in 15 minutes and Manchester within 1 hour**. Batley Bus Station is within a two minute walk.
- We are instructed to invite offers in excess of **£35,000,000** for the Freehold interest, subject to existing tenancies and subject to contract. An offer at this level reflects an attractive Gross Yield of **8.8%**.



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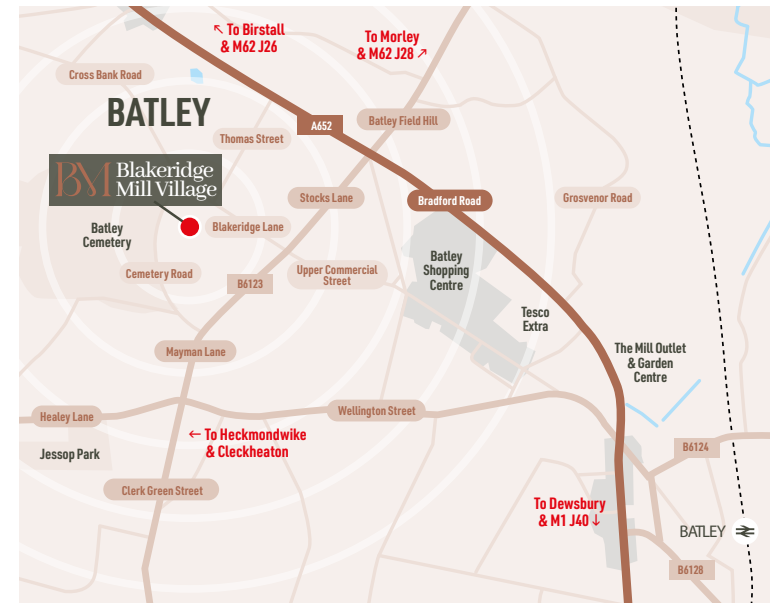
LOCATION & CONNECTIVITY

Blakeridge Mill Village occupies a highly desirable position in the heart of Batley, providing residents with convenient access to a comprehensive range of local amenities. Its proximity to shops, leisure facilities, and everyday services makes it an appealing and well-connected base for contemporary living.

Batley offers an exceptional balance between strong urban connectivity and generous green space. Blakeridge Mill Village is particularly well-suited to commuters, with Batley Train Station located less than a mile away, for direct access into Leeds in 15 minutes. Huddersfield and Manchester are also directly accessed on the Trans Pennine route from Batley. Batley Train Station offers free parking. Excellent road links, including the M1, M62 and A1, all within a 15 minute drive, ensure

swift access to Leeds, Wakefield and the wider West Yorkshire region. Batley Bus Station is within a two minute walk from the development, providing good local and regional coverage.

There are a number of local schools within walking distance, including St Marys Catholic, Batley Grammar and Upper Batley High School. The town also boasts an impressive variety of parks and natural landscapes. Wilton Park, situated close to Blakeridge Mill Village, provides formal gardens, woodland walks, a lake, and family-friendly facilities. Additional nearby green spaces such as Hyrstlands Park, Asquith Fields, Dewsbury Country Park, and Oakwell Hall Country Park offer extensive opportunities for outdoor recreation, scenic walking routes, and leisure activities for all ages.





Batley Station



Batley Bulldogs RLFC

Dewsbury Hospital



Commercial Street

Batley Town Centre



Batley Bus Station



Batley Health Centre



Blakeridge Mill Village

Batley Parish Primary School

The Pavilion

Batley High School



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DESCRIPTION

Blakeridge Mill Village is an impressive Build-to-Rent residential community of 284 apartments. The development is formed of four blocks being Blakeridge Mill, Jubilee Mill, Chocolate Box and the Pavillion. The development offers a blend of character architecture and modern living, with high-quality apartments finished to contemporary standards. Many homes feature open-plan layouts, integrated appliances, double glazing, and electric heating, creating stylish, comfortable spaces designed for modern lifestyles.

Residents benefit from a range of on-site lifestyle amenities, including access to a gym and swimming pool, as well as secure on-site parking (370 marked spaces) which is a valuable asset in this location. The village environment provides a quiet, community-focused setting while maintaining the convenience of urban living.

Offering a rare mix of heritage charm, modern specification, on-site facilities, and strong transport connectivity, Blakeridge Mill Village provides a distinctive and attractive residential offering which appeals to families, singles and couples due to the range of accommodation on offer.



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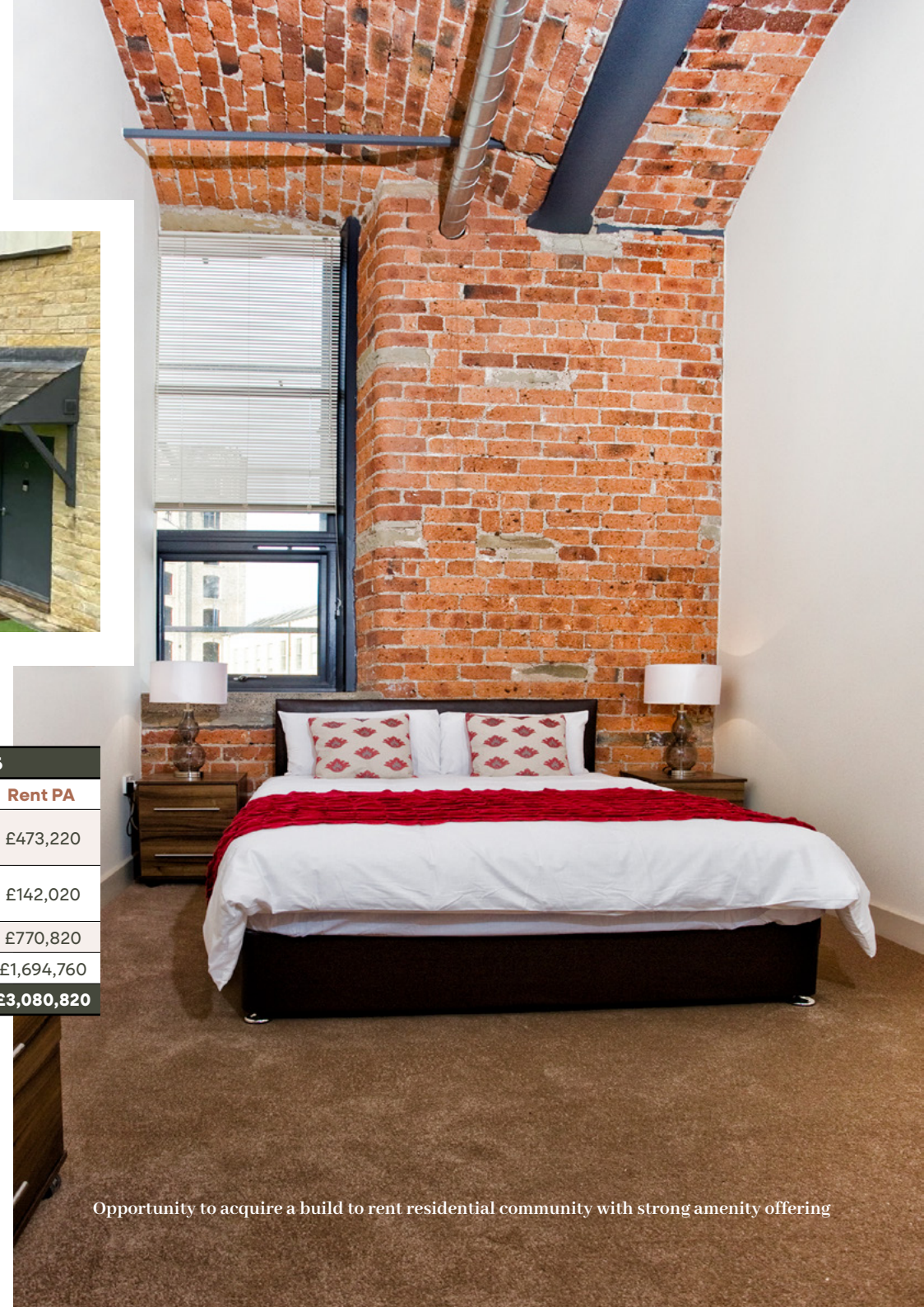
ACCOMMODATION

Mill Name	Number of Apartments	Number 1 bed Apartments	Number 2 bed Apartments	Average Occupancy Period	2026	
					Rent PCM	Rent PA
The Pavilion (mostly two storey)	44	26 (59%)	18 (41%)	2.2 years	£39,435	£473,220
The Chocolate Box (50% two storey)	13	5 (38%)	8 (62%)	2.1 years	£11,835	£142,020
The Jubilee Mill	75	71 (95%)	4 (5%)	1.8 years	£64,235	£770,820
Blakeridge Mill	152	39 (26%)	113 (74%)	1.9 years	£141,230	£1,694,760
Total	284	141	143		£256,735	£3,080,820

The scheme is let by way of AST agreements to professional tenants and is currently 98% let. The average occupancy period across all four blocks is 2 years with some legacy tenant having been in situ for up to 8 years, which includes tenants that have moved within the scheme.

The scheme has a strong track record of stable occupancy and tenant demand and has seen c.30% rental growth over the past 6 years.

The scheme has evidenced operational costs at 27%. The existing management solution can be retained.



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BY

GALLERY

EPC

The property includes 280 x 'C' and 4 x 'B' EPC ratings. All certificates are available to view and download from the data room.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the data room, please enquire with the sales team for access.

TENURE

Freehold.

The Freehold interest comprises four headlease interests (Jubilee Mill, The Pavilion, Blakeridge Mill and The Chocolate Box) and 284 x underleases (the apartments).

Pursuant to the 284 x Underleases, the Freeholder pays the ground rents to its immediate Landlord. The immediate Landlord is currently Groundinvest (101) Limited. Groundinvest (101) Limited has the benefit of the 4 x Headleases and the right to receive the ground rents from the undertenants only.

The ground rents are £451.41 per apartment pa (Total £128,200.44 pa) subject to RPI linked rent reviews. The review dates are 1 January 2025 and every 4th anniversary of that date with the next review due on 01 January 2029.

The Rent payable to the freeholder pursuant to the Headleases is a peppercorn (if demanded).

There are 80 Apartments in the development known as The Garden House, The Sugar Mill, The Spinning House and The Weaving House. These properties were sold to individual purchasers and are not included within this sale.

MANAGEMENT COMPANY/ SERVICE CHARGE

Watsons property management have been appointed by the Management Company to manage the whole Estate.

The service charge payable for the 284 apartments in the coming year is £318,460.56 which equates to £1,121.34 per apartment.

EXPENDITURE

The total spend on the general upkeep and maintenance of the apartments for 2025 was £75,539.49 (2.45% of current passing rent). An itemised breakdown of cost is available in the data room.

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PROPOSAL

We are instructed to invite offers in excess of

£35,000,000

(Thirty Five Million Pounds), for the Freehold interest, subject to existing tenancies and subject to contract. An offer at this level reflects an attractive Gross Yield of **8.8%**.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton.

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