

FORMER GP PRACTICE

Otley, Manor Square, Otley **LS21 3AY**

Freehold acquisition with potential for use as either residential or commercial accommodation.

Located in the centre of Otley within close proximity to the main high street with a mix of retail, commercial and residential properties in the immediate area.

Located in the Leeds City Council local authority boundary, the property is within close proximity of the A660 providing connections to both the A65 and A58 and access to major cities throughout Yorkshire.

The subject property is located in the historic area of Manor Square which is home to a number of SME businesses, F&B and small retail shops.

LOCATION

THE PROPERTY IS IN A MIXED AREA WITH THE SCHOOL ADJACENT WRAPPING ROUND THE NORTHERN AND WESTERN SIDES OF THE SITE, WITH RESIDENTIAL PROPERTIES TO THE SOUTH AND EAST. LOCATED WITHIN THE TOWN CENTRE.

The Property is well placed in a central location in close proximity to local amenities including a range of retail and leisure facilities. Otley benefits from good access to a number of nearby attractions including Malham Cove and Fountains Abbey. The area is well connected with Leeds, accessible by car or train in under 30 minutes, in addition to connecting to other major cities throughout Yorkshire.

Surrounding properties are of a similar height, typically 2-3 storeys above ground. Neighbouring uses comprise a mix of residential, commercial and retail with a range of local amenities nearby including local supermarkets; pubs; restaurants; retail stores; public realm and recreational space.

The Property is accessed via Clapgate and benefits from parking spaces for approximately 8 cars, to the front of the property.



DESCRIPTION

The site extends approximately 0.56 acres (2,266sqm) with a NIA of circa. 381 sqm over a single storey building.

The Property is of traditional brick construction, circa 1960s, comprising a flat roof within the central section, slightly elevated on the southern portion of the building. Access to the building is through the central area of the site with DDA compliant access into the main entrance.

The property is bounded by a Catholic Primary School to the north and residential property to the east. Manor Square, which offers an array of retail uses, is to the south of the site.



TENURE



The property is currently held on a freehold basis with a right of pre-emption for the Secretary of State for Health.

POLICIES H2-5 OUTLINE POLICY RELATING TO HOUSING DEVELOPMENT ON NON-ALLOCATED SITES, HOUSING MIX, DENSITY OF DEVELOPMENT AND AFFORDABLE HOUSING. THE KEY POINTS FROM THESE ARE AS FOLLOWS:

- Housing on non-allocated sites will be supported when:
- The number of dwellings does not exceed the capacity of transport, educational and health infrastructure, as existing or provided as a condition of development
- For developments of 5 or more dwellings the location should accord with the Accessibility Standards
- The Density should be no more than 40 dwellings per hectare (16 per acre)
- Affordable Housing provision is to be applied to sites capable of accommodating 10 or more units.

DATA ROOM

Information regarding the property can be provided on request. For access to the Data Room, please contact Justin Anderson, whose details are supplied below. Any documents provided should not be relied upon and instead used for information purposes only.

Documents we are able to provide include:

- Title information
- Floor Plans
- EPC/DEC
- Condition Survey
- Topographical Survey
- Flood Risk assessment
- Utilities Survey and Capacity Advice
- Stage 1 Geo Technical Survey

LOCAL ECONOMY AND RESIDENTIAL MARKET

Otley is a market town located approximately 10 miles to the West of Leeds City Centre which is accessible via the A660 with a journey time of approximately 25 minutes making it popular with commuters. Alternatively, a train service into both Bradford and Leeds city centre can be achieved from the nearby villages of Menston and Burley in Wharfedale. The local population as of the 2021 Census was 14,541.

Otley town centre has a lot to offer with retailers including a mixture of local and national covenants with supermarkets including Sainsburys, Asda and Waitrose. The subject location is only a couple of minutes' walks to the market square where stalls are open Tuesday, Friday, and Saturday.

The site is located off Clapgate which in turn is accessed off Kirkgate which forms part of Otley's prime retail area. Immediately at the entrance to the site is the former Stew and Oyster restaurant which at the time of inspection was undergoing redevelopment into three apartments. It is believed this scheme will be held and rented out as an investment. Additionally located nearby is Clitheroe House which has been converted to provide residential accommodation and Parish rooms.

There has been limited residential development within the town centre, the most recent development of size being the Barratt David Wilson Scheme at Garnetts Wharfe located on the outskirts. Second-hand evidence from the scheme shows revenues of £320psqft albeit this is from historic evidence which if adjusted to bring to 2025 date would show circa £375psqft.

The former Westgate surgery building located on the outskirts which became redundant for medical purposes circa 10 years ago due to the development of a new surgery next door. Following several short-term tenancies a letting to Monkey Puzzle Day Nursery was secured. It is understood that this was off a headline rent of circa £10psqft. Whilst this has been held as an asset by the former partners of the surgery if transacted in the open market dependent on the wider lease terms a yield of 10% is felt to be appropriate. This is similar to the subject accommodation in that the value can be supported via the residential development.



FURTHER INFORMATION

METHOD OF SALE

Unconditional offers are sought by way of informal tender.

Bidders are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.



Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. May 2025. Design and production by RB&Co 0161 833 0555. www.richardbarber.co.uk

BIDDING PROCESS

Arrangements for submitting offers will be clarified to interested parties in due course.

EPC RATING

A copy of the EPC is available in the data room.

VAT

The property is not registered for VAT

ANTI-MONEY LAUNDERING

Cushman & Wakefield are required to obtain evidence of the identity and proof of address of potential buyers as part of mandatory anti-money laundering checks.

VIEWING

Strictly by appointment through
Cushman & Wakefield.

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