



Spen Bank House, Spen Lane, Cleckheaton, West Yorkshire, BD19 4AB
Offers in excess of: £1,000,000

**Spen Bank House, Spen Lane, Cleckheaton,
West Yorkshire, BD19 4AB**

Spen Bank House and the surrounding land totalling an IMPRESSIVE 12.75 ACRES, presents a rare and compelling investment opportunity, combining character, income, and significant development potential in a highly accessible location close to Cleckheaton town centre. This substantial 7 bedroom Victorian residence has been divided into three, two and three bedroom self-contained apartments, two which are currently let, providing an immediate and reliable rental income stream of upto £24,000 pa.

Set within approximately 4.46 acres of land with ample driveway parking, a paddock and outbuildings and gardens, the grounds offer considerable scope for future use and redevelopment including as a residential site, subject to the necessary planning consents.

In addition there is a further 4.86 acres of attractive meadow and woodland, a unique and desirable feature that incorporates the well-known local attraction, Mann Dam fishing pond. This picturesque setting enhances the appeal of the property with opportunities for leisure, environmental, or commercial uses.

Also included is a separate parcel of land extending to approx. 3.05 acres, located on the far side of Spen Lane and running alongside the former railway embankment, further adding to the versatility and long-term potential of the site.



Spen Bank House, Flat 1 Current let on a periodic tenancy producing £8,400 per annum. All flats have uPVC DG & GCH powered by separate boilers.

Entrance Hall/Living Area 15'5" x 10'6" max (4.7m x 3.2m max)

Living Room 17'1" x 15'1" max (5.2m x 4.6m max)

Dining Room 15'5" x 10'10" max (4.7m x 3.3m max)

Kitchen 15'1" x 6'3" max (4.6m x 1.9m max)

Wall & base units, worktop, sink, integral electric oven & hob, power for automatic washing machine and wall mounted boiler.

Master Bedroom 15'5" x 13'9" max (4.7m x 4.2m max)

Bedroom 11'6" x 10'2" max (3.5m x 3.1m max)

Bedroom 13'5" x 5'11" max (4.1m x 1.8m max)

Bathroom Three piece suite comprising shower, WC, glazed cubicle and sink.

Spen Bank House, Flat 2 Currently vacant but could be let at circa. £7,800 per annum.







Conservatory 9'6" x 9'6" max (2.9m x 2.9m max)

Living Room 12'2" x 9'6" max (3.7m x 2.9m max)

Kitchen 11'10" x 7'7" max (3.6m x 2.3m max)

Wall & base units, worktop, sink, integral electric oven & four ring gas hob, power for automatic washing machine and wall mounted boiler.

Master Bedroom 10'10" x 10'2" max (3.3m x 3.1m max)

Bedroom 7'10" x 6'7" max (2.4m x 2m max)

Bathroom Three piece suite including bath, integral shower, WC and sink.

Spen Bank House, Flat 3 Currently let on a periodic tenancy paying £7,800 per annum.

Living Room 17'5" x 16'5" max (5.3m x 5m max)

Stone fireplace and log burner stove with walk in storage.

Kitchen 12'6" x 4'7" max (3.8m x 1.4m max)

Wall & base units, worktop, 1.5 bowl sink plus mixer tap, gas hob and power for automatic washing machine.

Master Bedroom 13'5" x 8'6" max (4.1m x 2.6m max)

Bedroom 13'1" x 8'6" max (4m x 2.6m max)

Bathroom Three piece suite comprising shower, glazed cubicle, storage cupboard, WC and sink.

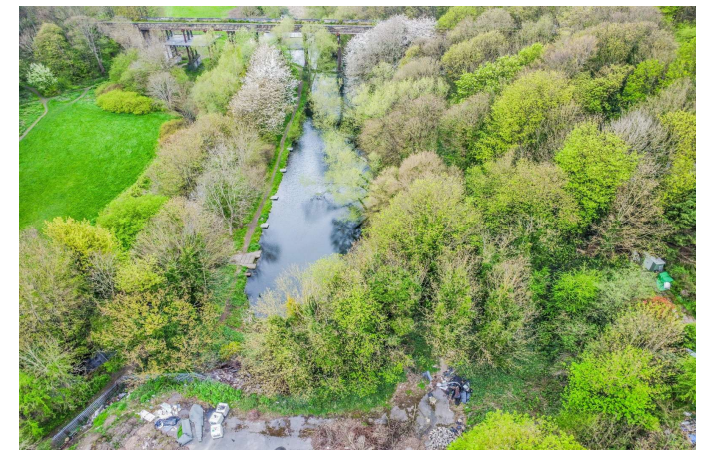
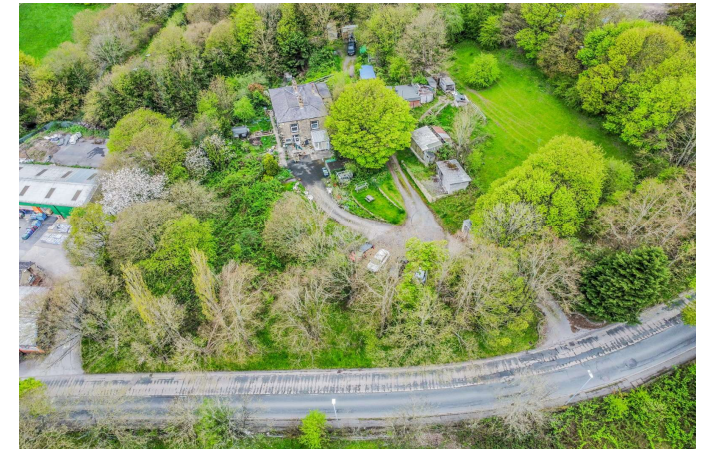
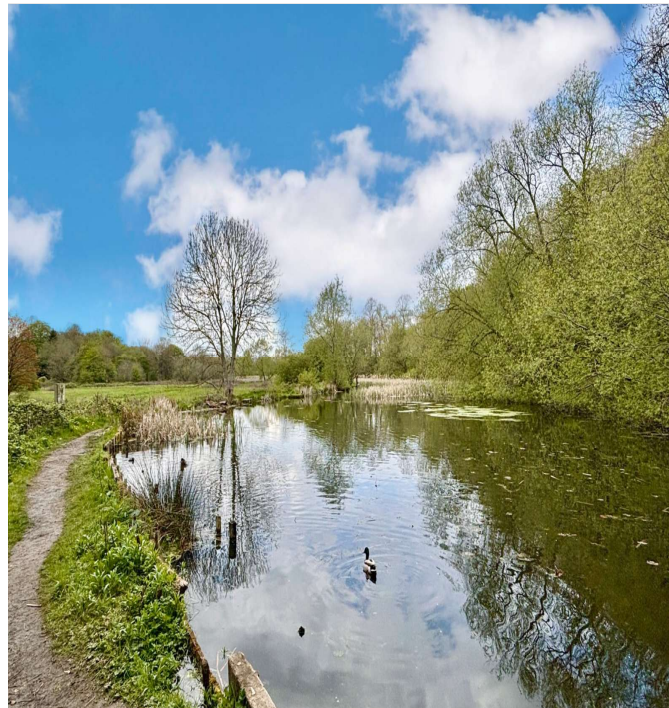
Spen Bank House, Exterior The house sits on a large sloping site of circa. 4.46 acres with driveway access off Spen Lane leading to an ample off street parking area. There is a lawned garden to the front and side area. There is a paddock to the North of the site that runs up to the former railway embankment with numerous outbuildings, former stables and sheds. To the South of the house is a sloping section of land and flat rectangular section of land to the immediate rear of the 'HSC' warehouse.

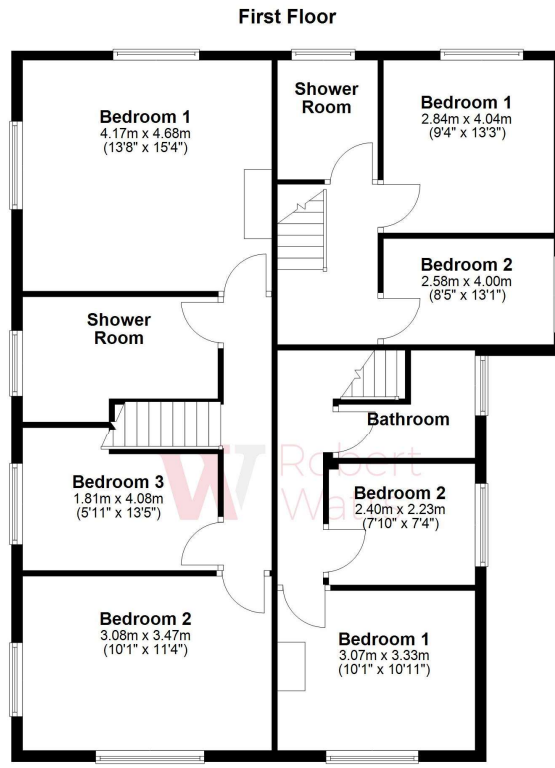
This whole of area of land offers redevelopment residential potential, including demolishing or refurbishing the existing house and building on the surrounding land, subject to obtaining planning permission.

Mann Dam Land Offering 4.86 acres of attractive meadow and woodland, intertwining footpaths and incorporating the well-known local attraction, Mann Dam fishing pond and the River Spen This picturesque setting offers opportunities for leisure, environmental, or commercial use, subject to planning.

Please note the Grade II Listed viaduct which spans the land is not included in the sale. There are also public footpaths across this land.

Embankment Land Also included is a separate parcel of land on the far side of Spen Lane extending to approximately 3.05 acres. Running alongside the railway embankment this gently sloping site with access onto Spen Lane has a number of potential uses, including residential development, subject to planning permission.





AGENTS NOTES:

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

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