



For Sale

Heaton Mount and Emm Lane Campus Bradford, BD9 4JU

The former University of Bradford Management School and Conference Centre
Reuse and/or redevelopment opportunity, subject to necessary consents

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Highlights

- Freehold for sale by informal tender.
- Reuse and/or redevelopment opportunity.
- Approximately 14 acres (5.67 ha).
- Popular North Bradford location.
- Existing estate extends to a gross internal area of approximately 121,000 sq ft (11,240 sq m).
- Three grade II listed buildings.
- Subject to necessary consents, potential to reuse the existing site and buildings for a variety of uses.
- **Deadline for offers: 1pm on Friday, 29 January 2021.**



Opportunity

The sale of the Heaton Mount and Emm Lane Campus – the University's former Management School and Conference Centre – provides an opportunity to acquire a substantial landholding and significant built estate on the north side of Bradford.

The property is in an historic and established suburb immediately to the north of Lister Park.

The property is potentially suitable for reuse and/or redevelopment for a variety of uses.

Description

The property extends to approximately 14 acres (5.67 ha). The site slopes from a low point at the Keighley Road entrance, across landscaped grounds towards a plateaued area which forms the western portion of the property. All the built estate is situated on this western area and comprises nine buildings as follows:

- **Emm Lane Building** and **Sir Titus Salt Building** adjoining, 44,600 sq ft (4,144 sq m). Emm Lane Building is grade II listed. Formerly the campus' Learning and Resources Centre. Also teaching facilities including lecture theatre, restaurant and atrium.
- **Heaton Mount**, 24,200 sq ft (2,249 sq m). The main building is grade II listed. Formerly used for conferencing and events. Includes a 42-bedroom hotel, dining and professional kitchen facilities, meeting facilities and adjacent lecture theatres. Civil wedding licence.

- **Airedale Building**, 11,450 sq ft (1,064 sq m). Formerly teaching facilities and office accommodation.
- **Yvette Jacobsen Building**, 6,890 sq ft (640 sq m). Formerly the Careers Centre.
- **Cartwright Building**, 21,310 sq ft (1,980 sq m). IT Services, offices and classroom facilities.
- **Vernon Barnby Hall**, 7,000 sq ft (651 sq m). Student accommodation - 25 student bedrooms.
- **Coach House**, 2,345 sq ft (218 sq m). Grade II listed. Offices and teaching facilities.
- **Waterhead**, 3,700 sq ft (344 sq m). Formerly a residential dwelling, subsequently used as offices. May be suitable for conversion to residential use.

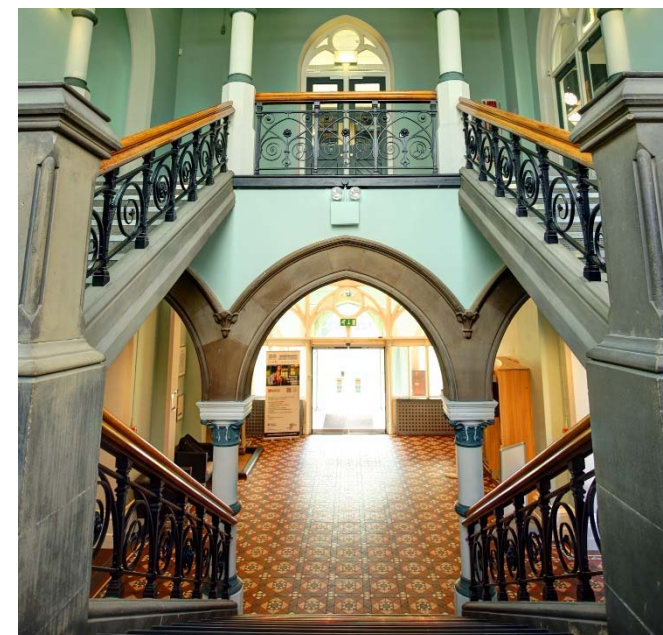
There are also several car parking areas providing approximately 150 spaces.

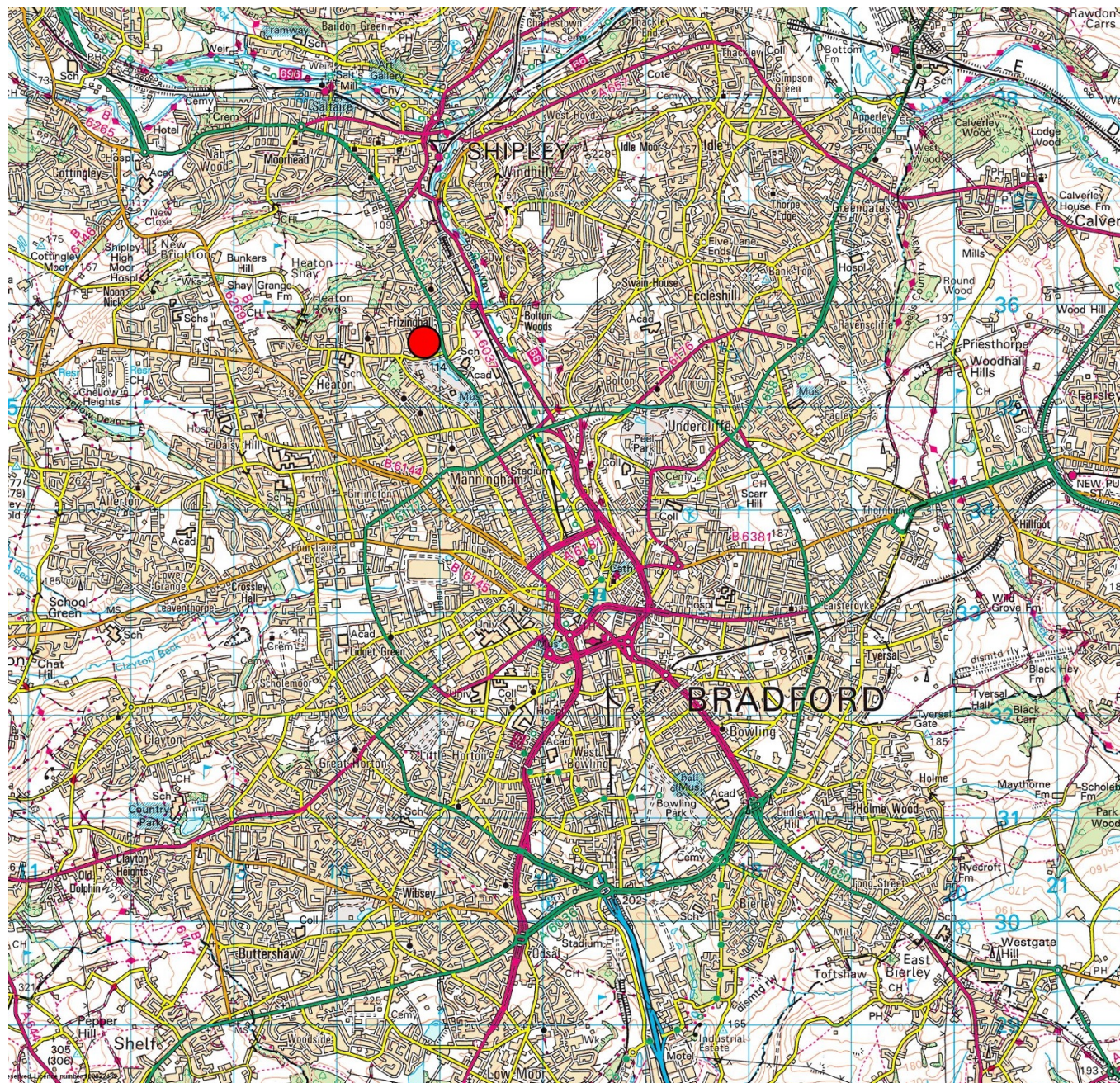
Disposal process

We are instructed by the University of Bradford to market for sale the freehold interest in the property. Although bids to purchase part(s) of the property may be considered, it is the University's strong preference to sell the property in a single transaction.

Informal tenders are invited by the bid deadline of 1pm on Friday, 29 January 2021.

Further detailed bidder guidance, including what information your submission should contain, is provided as part of the detailed information pack.





Location

The property is in Bradford, situated approximately two miles north of the city centre on Keighley Road, the A650. The campus is situated to the immediate north of Lister Park in an historically important and attractive suburb of the city. The park is a popular and well-maintained civic amenity and home to the Cartwright Hall Art Gallery.

The property is located less than half a mile from Frizinghall Station, which provides commuter services to Bradford, Leeds and the Aire and Wharfe valley towns. There are also regular bus services running into Bradford city centre. Motorway access can be gained at junction 3 of the M606, approximately five miles to the south.

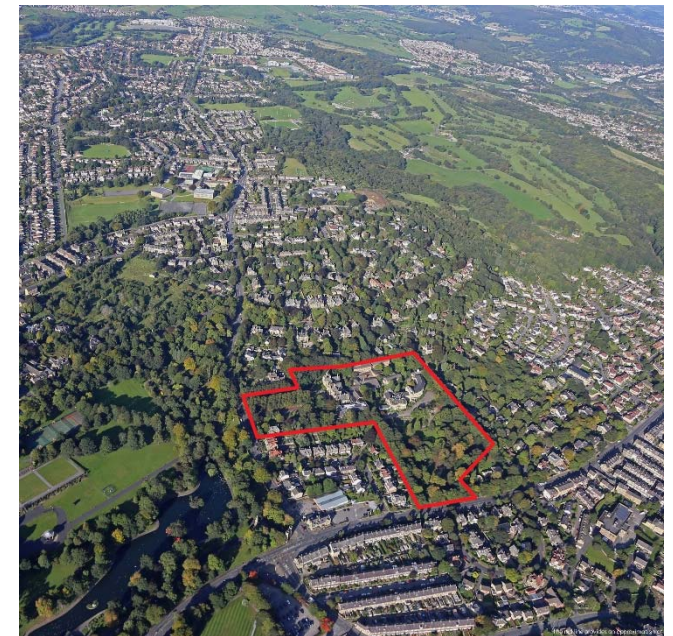
Viewings

A strict 'by appointment only' viewing protocol shall be adhered to. Subject to lockdown restrictions in place at the time, it is envisaged that viewing days will be scheduled between 9:30am and 3:30pm - last appointment 2pm - on Tuesday 24 November 2020, Tuesday 8 December 2020 and Tuesday 12 January 2021.

If you wish to attend, please contact Dai Powell or Rachael Foster to book an appointment. You will be offered a single 90-minute appointment on the day requested, subject to availability. For further details in respect of the strict protocols in place for viewings, please refer to the bidder guidance note provided as part of the information pack.



The red line provides an approximation of the subject site boundary only.



Planning

The University has appointed Farrell and Clark architects to undertake and submit a formal pre-application enquiry in respect of the property; focussing on it's potential to be developed for apartments.

Their high-level drawings indicate the listed elements could be repurposed to provide c. 60 apartments, whilst new blocks of development could be accommodated in place of some of the non-listed buildings to provide a further c. 120 apartments. In doing so, the architect considers the setting of the listed buildings would be protected whilst new development would not impacting adversely on the character of the Conservation Area within which the property is located. A formal response from Bradford Council is expected imminently and will be uploaded onto the information pack as soon as it is available.

Although the pre-app has focussed on the potential of the property for residential development, it is recognised that the land and buildings could be put a wide range of beneficial uses – or mix of uses – subject to planning and other statutory permissions being granted.

The pre-application submission together with a high-level planning assessment are provided as part of the marketing pack.

Supporting information

A link to a secure data room can be provided on request.

This will provide a pack containing information including:

- Bidder guidance note.
- Title information including detail on restrictive covenants.
- Headline planning assessment.
- Farrell and Clark pre-application submission.
- Listed building descriptions.
- Building floorplans.
- Services information.
- Land quality information.
- Topographical information.
- Additional photography and drone footage.



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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