

Aire Valley House

Site area 6.42 acres (2.598 hectares)
Office area 120,618 sq ft (11,206 sq m)

Aire Valley House
Croft Road
Bingley
BD16 2UA





Description

The Aire Valley House site extends to 6.42 acres (2.598 hectares) and is located 1.6 miles north west of Bingley Town Centre.

The property comprises the former Bradford and Bingley Headquarters, extends to 120,618 Sq Ft / 11,206 Sq M (NIA) and was built in 1992, and includes additional land and parking facilities. The majority of the buildings on site are located to the south and span across two main buildings known as the Administration Building and the Hive Building, which are interlinked at first floor level via a link bridge.

The opportunity is bound by commercial accommodation and Keighley Road (B6265) to the north with Crossflats Cricket Club located to the east. Airevalley Road (A650) forms the southerly boundary with commercial accommodation and the B6265 located to the west. There are two points of surfaced vehicular access to the site which derive from the B6265 and Croft Road.

There is a wide range of land uses in the surrounding area with residential being the predominant use within the immediate surrounds.



Location

— AIRE VALLEY HOUSE BOUNDARY

The site is located within the settlement boundary of Crossflats, a suburb of Bingley, which falls within the administrative boundary of the City of Bradford Metropolitan District Council. There is a wealth of amenity which serves the site located in close proximity including supermarkets, shops, medical and leisure facilities.

There are a number of schools in the surrounding area including Crossflats Primary School, Harden Primary School and Bingley Grammar School, all of which have a minimum OFSTED rating of 'good'. Prince of Wales Park, Druid's Altar, and Heather Park and are located in close proximity providing green space and natural beauty to the area.

Well Connected

Rail

Bingley Railway Station	1.9 miles
Crossflats Railway Station	1 mile
Leeds City Centre	21 minutes (from Bingley)
Bradford City Centre	17 minutes (from Bingley)
Manchester	1 hour 30 minutes (from Bingley)

Car

Bradford City Centre	7.2 miles south east – 15 minutes
Leeds City Centre	16 miles south east – 26 minutes
Leeds Bradford Airport	11.4 miles – 25 minutes
Manchester City Centre	46 miles – 1 hour 15 minutes



Planning

The site is not allocated or designated for any specific land use in the adopted Development Plan for Bradford and comprises undesignated 'white' land on the Policies Map. The existing building is not listed nor located within a designated Conservation Area.

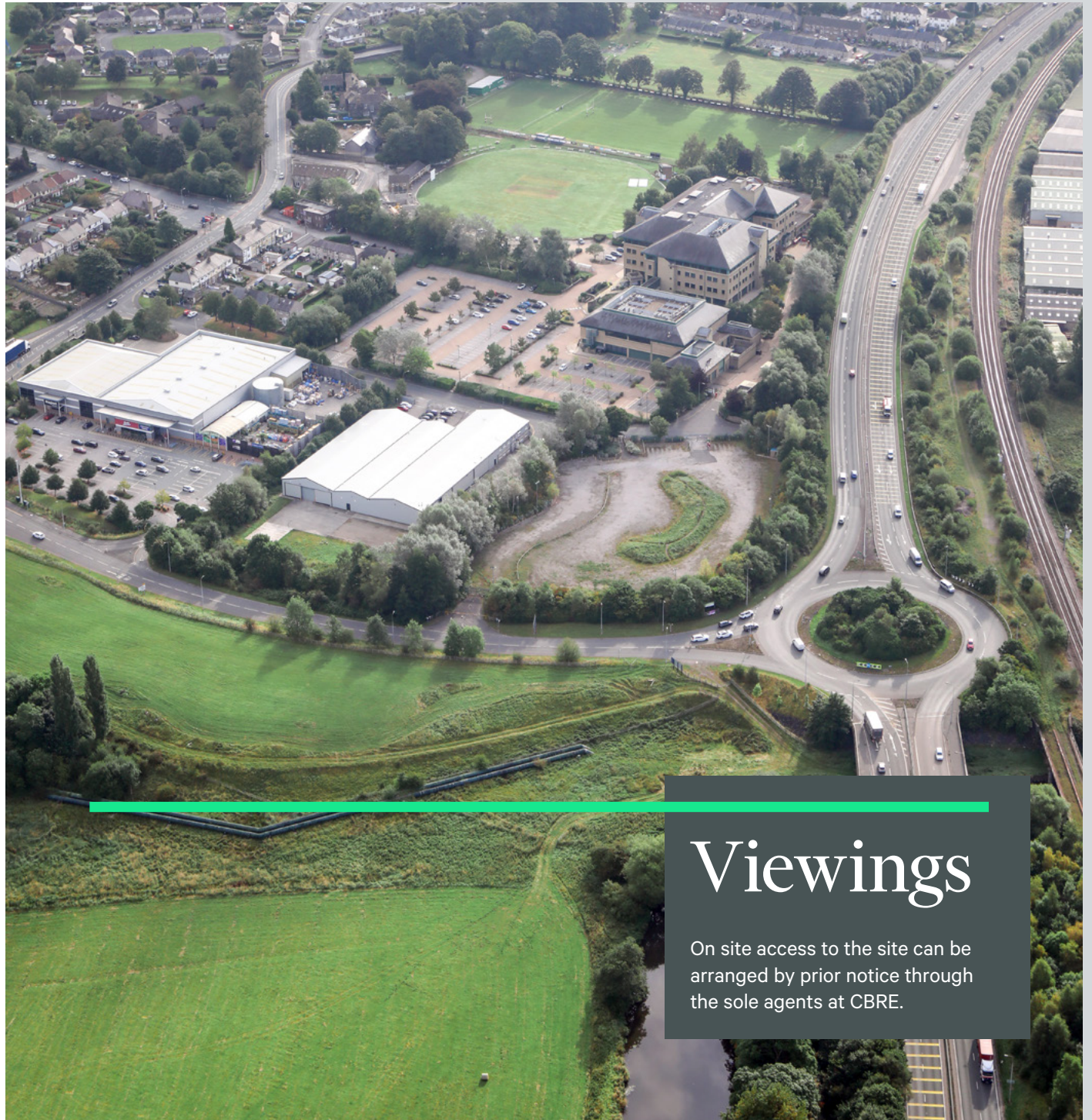
The site benefits from a Prior Notification application (LPA reference 21/04062/POR) for conversion of the existing office into 139 no. residential units (111 within Aire Valley House and 28 within the Hive). An associated full planning application for external works to facilitate the change of use was submitted in parallel to the Prior Notification application (LPA reference 21/04013/FUL).

Initial pre-application engagement is progressing with the Local Planning Authority and Environment Agency for the comprehensive redevelopment of the site for a residential led scheme, subject to detailed design and planning considerations. The Council completed their Regulation 18 (Preferred Options) consultation on the emerging District Local Plan Spring 2021 and a representation was made on behalf of the existing landowner to promote the site for comprehensive redevelopment for alternative uses, including residential development.

Disposal Process

The opportunity is to be sold on a freehold basis with vacant possession and our client is seeking offers accordingly.

Please contact the sole agents for all enquiries.



Viewings

On site access to the site can be arranged by prior notice through the sole agents at CBRE.

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For Sale

Further Information

For further technical information regarding the site opportunity please contact the sole agents at CBRE.

Contacts

Kieran McLaughlin

Development and Residential

07921 941 364

Kieran.mclaughlin@cbre.com

Jessica Coombes

Development and Residential

07833 960 420

Jessica.coombes@cbre.com

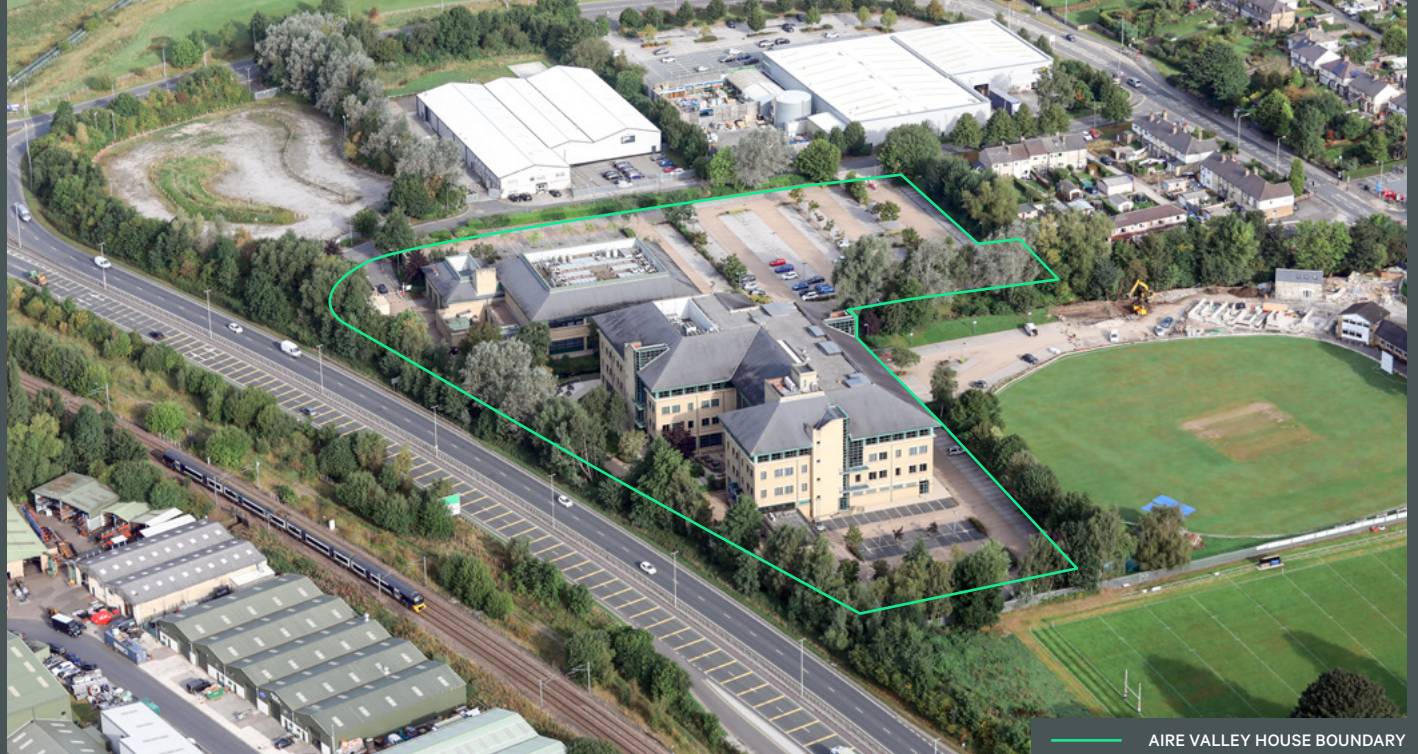
Ashley Anderson

Development and Residential

07881 011 911

Ashley.anderson@cbre.com

CBRE



AIRE VALLEY HOUSE BOUNDARY



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