holroyd miller

VIABILITY APPRAISAL

PART FORMER JESSOPS MILL
STATION ROAD
BATLEY
WF17 5SU

ON BEHALF OF Y B COMMUNICATIONS LIMITED
OUR REF: C38765
DATE OF INSPECTION: 21ST MARCH 2019
VALUER: JONATHAN P C KIDD MRICS

CHARTERED VALUATION SURVEYORS, RESIDENTIAL AND COMMERCIAL AGENTS. ESTABLISHED 1897
Wakefield: 70 Northgate, Wakefield, WF1 3AP. Tel: 01924 299494 Fax: 01924 364413
Dewsbury: 44 Daisy Hill, Dewsbury, WF13 1 LH. Tel: 01924 465671 Fax: 01924 450385
Partners: Hearl R Lenton FRICS Jonathan P C Kidd MRICS Simon T Miller

REPORT

1.0 INSTRUCTIONS

I was instructed by Jonathan Graves of Y B Communications Limited at Phoenix House, Elland Road, Leeds, LS27 7TV, to make an inspection of the property being part of the former Jessops Mill, Station Road, Batley, WF17 5SU, with a view to preparing a Viability Appraisal in conjunction with an ongoing planning application to redevelop the property. It was explained by Mr Graves that he had purchased the property on the 4th June 2018. The property had previously obtained planning consent for change of use of the former nightclub to a wine bar and the conversion of the remainder of the building to twenty apartments, specifically planning application no 2014/92635. However, this planning consent had since expired and a new application on essentially a similar basis had been submitted to Kirklees Metropolitan Council, specifically application no 2018/62/92593/E, and that due to changes in policy at the Local Authority, a Viability Appraisal was now required so as to consider the effect on viability of the Local Authority's requirements in respect of Affordable Housing and Public Open Space contribution.

2.0 SURVEYOR'S DETAILS

I have attached a copy of my professional CV at Appendix 1 to this report. I have inspected the subject property on numerous occasions in the past, having dealt with it for a previous owner and also having dealt with the sale of the building in 2014.

3.0 THE DEVELOPER

Our Client is the Developer in this instance and is a private limited company who, in addition to their core communications business, also have a number of residential investments. The Developer's intention is to retain ownership upon completion.

4.0 EXISTING BUILDINGS

The existing property is part of a textile mill which dates back to the mid to late 1800s. The section of the mill which is to be redeveloped and is owned by the Developer is to the south of the complex as a whole and has a frontage to the east on Station Road and also to the west on Bradford Road. The property has accommodation arranged across three storeys, and the fall of the land between the Station Road and Bradford Road frontages is such as to allow ground level access to both the lower ground floor level to the west and at upper ground floor level to the east.

The building is constructed predominantly with an outer leaf of stone, although there is a brick section to the east end of the south elevation. The roof is dual pitched and covered in blue slates and the

woodwork is predominantly timber casement. The accommodation amounts to a gross internal floor area of 1157.4m^2 / 12,425ft^2 and is in a semi-derelict condition.

Holroyd Miller sold the building in 2014 following the death of the owner. The building had last been used for the sale of second hand household goods, but only a small area of the building on the Station Road frontage was actually used for retail, with the remainder used to store the unsaleable items collected over time. There are still some areas that have stored items but most of the items have now been removed.

The site of the property includes an area of land to the north of the building between the rear of the neighbouring section of the former mill to the north and the back of the shops comprising 292-300 Bradford Road. I have attached a copy of the Title plan at Appendix 2 and a selection of photographs at Appendix 3.

5.0 LOCATION

The buildings are situated in a mixed commercial and residential area. Bradford Road, the A652, is a busy trunk road linking Dewsbury and Batley and carries a considerable amount of passing vehicular traffic. Many of the properties on the Bradford Road frontage are commercially based, including retailers, leisure uses and a number of car sales operations. Station Road, the B6124, is also a busy feeder road. The surrounding property, while once primarily connected with the textile industry, has been the subject of ongoing change over a number of years with many of the buildings having been converted to residential use. Batley Beck runs beneath the property and the retail centre of Batley is located within a quarter of a mile to the north west and the station is within a quarter of a mile to the south east.

Batley is a market town within the Kirklees Metropolitan District within the historic Heavy Woollen area. The larger centre of Dewsbury lies approximately three miles south east and Bradford is located some six miles or so to the north west. The town has a noted population in the 2011 Census of 49,448 to include the nearby smaller centre of Birstall. The area is well served by the road transport network and the property is within three miles of junction 27 of the M62 and Batley has a station on the main Trans Pennine line.

6.0 PROPOSED DEVELOPMENT

The proposed development is detailed in the application to which this report refers and, therefore, I have kept my description to a minimum. In short, application no 2018/62/92593/E, is to convert a former mill to twenty apartments and change of use of the long closed nightclub on the Bradford Road frontage to a wine bar. Upon completion, the wine bar will offer a gross internal floor area of 186m^2 / 2000ft^2 and the flats will offer a net sales(letting) area of 908.8m^2 / 9779ft^2.

Flats 1 to 4 are located at lower ground floor level to the east of the wine bar and all offer one bedroomed accommodation. Flats 5 to 12 are located at upper ground floor level and, once again, all offer one bedroomed accommodation. At first floor level are located flats 13 to 20, all of which have an additional second bed space at mezzanine level. I have attached a copy of the proposed floor plan at Appendix 4. The Developer's intention is to let the resultant flat units and wine bar upon completion. The development period is estimated as twelve months from the start of works.

7.0 SITE / EXISTING PROPERTY VALUE

The property was sold in 2014 for £115,000. This was following a period of exposure to the property market in general. The only significant difference between the property at that time and at present was that a large area of it was the subject of extensive storage which had to be removed and was of no value and constituted a liability. The property was sold in June 2018 for £125,500 in an on line auction. At the time of this purchase, the property had received planning consent for the development proposed in February 2015. The building is in need of repair and it is hard to conceive that it could be occupied beneficially without significant repair work to the structure and the roof in particular, even for basic alternative commercial purposes. These issues have clearly affected the market and are reflected in the purchase price of the property in 2014 and more recently in June 2018. Under the circumstances, I have adopted the more recent purchase price of the property as the existing value of the building, which equates to approximately £10 per square foot. I have set out in the table below some recent commercial sales evidence within the area which supports the adoption of this figure from a valuation perspective.

Address/Location	Type	Date	Comment/Analysis
Carlinghow Mills, Bradford Road, Batley	A multi-let industrial complex created out of the conversion of a collection of textile mills comprising 169,393ft^2 of space on 7.96 acres with a rent roll of £420,190pa.	Sept 2017	Sold for £2.75 million equating to 14.4% return on gross rent including normal purchaser's costs, which drops to 12.5% when running costs are deducted.
622 Bradford Road, Batley, WF17 8HF	A single storey Victorian industrial building amounting to 13,537ft^2 in basic condition. Detached with its own yard.	Nov 2017	Sold for £580,000 equating to £42.85 per ft^2.
Unit 1, Bretton Street, Dewsbury	A 1970s built detached industrial unit amounting to 16,500ft^2. Vacant possession. Low eaves.	Jan 2018	The property sold for £660,000 equating to £40 per ft^2.
130 Kingsway, Ossett, WF5 8DQ	A 1960's industrial unit amounting to 8,143ft^2, detached on its own site, single storey basic condition	02.12.15	Let at £30,000 per annum on a 3 year lease equating to £3.68 per ft^2
Valley Road Cleckheaton	A small complex of older small industrial units let to a variety of users. Ranging from 500ft^2 to 2850ft^2	2016	Units Let at between £4 and £5 per ft^2 Complex sold at around 11% as an investment

Prospect Mill Knowles Street, Bradford	Late 1960's/ 1970's Industrial Unit amounting to 9,916 ft^2	2016	Let on a 5 year lease at £3.25 per ft^2
Alma Works, John Street, Batley	Single storey industrial unit in a similarly aged complex to subject. 7,260 ft^2	Mid 16	Let at £15,000pa equates to £2 per ft^2
Units B & C Savile Street, Batley, WF17 6JS	Two small industrial buildings amounting to 5,490ft^2 Modern space with older elements, sold with vacant possession	16.05.14	Sold for £175,000 equating to £32 per ft^2
3 Savile Street, Batley, WF17 6JS	An older Victorian industrial unit amounting to 4,749ft^2 sold with vacant possession	23.01.15	Sale price is £90,000 equating to £19 per ft^2
Carr Mill, Bradford Road, Dewsbury, WF13 2HA	A two storey Victorian mill building with small adjoining car park area amounting to 14,160ft^2 in reasonable condition sold with vacant possession	27.06.14	Sale price £249,000 equating to £17.58 per ft^2
78 Bradford Road, Dewsbury	A 1970's built two storey workshop and storage unit amounting to 7,834ft^2 sold with vacant possession	Jan 2015	Sold with vacant possession for £225,000 equating to £28.72 per ft^2 overall

8.0 SITE COSTS AND FEES

I have not been provided with actual purchaser's costs figures. However, the purchase price is below the Stamp Duty threshold, therefore, I have simply added £2000 to cover legal and search fees and some basic valuation advice.

9.0 DEVELOPMENT COSTS

I have been provided with a summary of development costs provided by way of an initial tender for the proposed works. The tender is broken down as follows:

Preliminaries	£177,991
Build cost	£1,260,870
Contractors Profit	£100,720
Total	£1,539,581

This generates a build cost of just under £124 per square foot based on the gross floor area of the existing building.

10.0 FINANCE COSTS

I have calculated the finance cost at 5% above base rate being 5.75% and equated this to the total build cost together with the site acquisition cost across a twelve month period. This generates a figure of £95,857.

11.0 GROSS DEVELOPMENT VALUE

The owner's intention is to let the property upon completion of the development. The residential units are unlikely to be of interest to owner occupiers and even if these were to be sold off individually, then I would anticipate the market to be made up almost exclusively of investors. With this in mind, I have approached the question of the gross development value of the development using the investment approach by firstly applying a rental value to the relevant elements and then an appropriate capitalisation rate.

The wine bar has a gross floor area of approximately 186m^2 / 2000ft^2 and I have assessed this on a rental basis assuming the bar / restaurant use at £8 per square foot, which generates a rental value of £16,000 per annum. I set out below some regional restaurant comparable lettings evidence.

Address/Location	Type	Date	Comment/Analysis
Indian Restaurant, Wakefield	Purpose built restaurant premises on a small leisure and retail park on a main road. 3952ft^2.	2018	Building let on 16½ year lease from 2011. Rent recently increased to £70,000 which taking ancil at half rate equates to £14ft^2
2a Green Lane, West Vale, Halifax	Ground premises let as a Mexican restaurant. 1216 ft^2. On a 9 year lease.	Aug18	Let at £13,000 pa which equates to £10.70 per ft^2
Dunkley House, Albert St, Hebden Bridge	Town centre building let as an Indian restaurant. Acc across GF/FF and B. 3513ft^2	June 18	Let at £20,000 pa on 20 year lease. Taking B at ¼ and FF at ½ rate. Letting equates to £10 per ft^2 on GF.
The Engineers, 72 Wharf Street, Sowerby Bridge	Former pub on a main road in poor condition. Let as a Tapas restaurant. 2865ft2 across 2 floors.	May 18	Let on a 10yr lease with tenant break at 5. 1 yr rent free as contribution to refurb. Rent £30,000pa
Lahori Karahi & Chargha, 501 Bradford Rd Pudsey	A former public house. 5601ft2 across two storeys let and trading as an Indian restaurant	Oct 2015and 2016	The property was sold vacant in 2015 for £550,000 and subsequently let to the occupying tenants at circa £60,000pa
61 Church Street, Castleford	Single storey building 3020ft^2 sales, 292 ancil. Carparking. Fringe of town centre.	May 18	Property let on 3 year lease at £30,000 pa, taking ancil at ½ rate. Equates to £9.50 per ft^2

When assessing the rental value of the flats, I have considered local comparable lettings evidence and attach at Appendix 5 to this report a copy of a report from Rightmove showing present and recent lettings evidence of one and two bedroomed apartments within the immediate surrounding area. Having considered this, I have assessed the rental value of the resultant flats at rents ranging from £400 per calendar month to £500 per calendar month dependent upon their relative size and location within the development. The individual assessments are detailed in the table below.

Flat Number	**Rent per calendar month**
1	£400
2	£400
3	£400
4	£400
5	£425
6	£425
7	£425
8	£425
9	£425
10	£425
11	£400
12	£400
13	£500
14	£500
15	£475
16	£475
17	£475
18	£450
19	£450
20	£450
Total	**£8725**

This gives an average monthly rent per unit of £436.25, which equates to a gross rent per annum of £104,700.

This is then added to the rental value of the wine bar, generating a gross rental value of the completed development of £120,700, which I have capitalised at a gross rate of 8%, creating a multiplier of 12.5, which generates a resultant capital value of £1,508,750, which I have rounded down to £1,500,000. This equates to a gross capital value per square foot of £120.

With regard to capitalisation evidence, I set out some details of recent block sales of residential investment property.

Address/Location	Type	Date	Comment/Analysis
Windsor Court, Shaw Cross, Dewsbury	21 one and two bedroomed flats within the same block with associated car parking. Fully let and creating a gross income of £100,343pa.	Jan 2018	The property sold for £1,172,000 equating to an 8.1% return after the purchaser's costs are added.
Savoy Court Stanningley	18 two bed apartments in two blocks producing £118,740 pa	Nov 17	Sold for £1,590,000 representing a 6.8% return when purchase costs are added.
East Brook Hall, Bradford	Converted City Centre building comprising 58 units producing Gross rent of £390,000pa	Dec17	Sold for £4.65m equating to a 9% gross return.
Lister Mill, Bradford	A portfolio of 35 units within a much larger mill conversion. 5 vacant at time of sale. Gross rent assuming full occupancy £194,000 pa	April 2018	Sold for £1.9m equating to a 10.2% yield.

12.0 COSTS OF DISPOSAL

As the resultant property is to be retained and let, I have not included any sales costs within the viability appraisal.

13.0 DEVELOPERS' RETURN / PROFIT

It would be normal practice for Developers to anticipate a suitable profit for undertaking a scheme of this type. As can be seen from the figures already detailed above, the costs of completing the development already outweigh the resultant value of the finished product if it were to be disposed of into the open market upon completion. Notwithstanding these circumstances, developments of this type are still undertaken, primarily due to the specific point of view of the owner developer, who considers the investment on the basis of long term income production as opposed to short term capital gain. Taking these factors into consideration, I have not included a developer's profit or return within the viability appraisal.

14.0 CONTINGENCIES

As with developers' profit, it is normal for a development appraisal to include a contingencies sum, the build cost figures already include a number of provisional cost sums for various elements of the development and taking all factors into consideration, I have not included any contingency within my calculation.

15.0 VIABILITY APPRAISAL

Taking the various cost heads detailed above, I have prepared the viability appraisal detailed below.

VIABILITY APPRAISAL					
PART JESSOPS MILL, STATION ROAD, BATLEY WF17 5SU					
RESIDUAL ASSESSMENT					
A.GROSS DEVELOPMENT VALUE					1500000
B. DEVELOPMENT COSTS					
BUILDING VALUE INC COSTS					127500
BUILD COSTS					1539581
FINANCE COSTS					95857
DEVELOPERS' PROFIT					0
TOTAL					1762938
NET PROFIT/LOSS A-B					-262938

16.0 CONCLUSIONS

As can be seen from the appraisal, the development shows a £262,938 loss without any provision for developers profit. It would not be unreasonable to question whether such a development would ever take place under these circumstances, and yet, buildings of this sort do get converted, primarily by owners who take a longer term view when considering a building which has become redundant for its original use, however, the addition of affordable housing and public open space contributions, however these might be manifest will increase the immediate loss and result in the development becoming unrealistic even when a longer term view is taken. I therefore conclude that the addition of additional cost associated with the provision of affordable housing and public open space will prevent the development proceeding.

JONATHAN P C KIDD MRICS
RICS REGISTERED VALUER
20th June 2019

APPENDICES

1 PROFESSIONAL CV

2 TITLE PLAN

3 PHOTOGRAPHS

4 FLOOR PLAN

5 COMPARABLE LETTINGS EVIDENCE

PROFESSIONAL C V

Name:	Jonathan P C Kidd MRICS
Address:	Holroyd Miller 44 Daisy Hill Dewsbury WF13 1LH
Telephone:	01924 484961
Fax:	01924 450385
Mobile:	07860 532517
Email:	jonathan@holroydmiller.co.uk
D.O.B:	19.07.1966
Qualifications:	Member of the Royal Institution of Chartered Surveyors
Date of Qualification:	31st March 1992
RICS Membership No:	0088434

Career Information

Jonathan Kidd joined Holroyd Sons and Pickersgill, a firm of General Practice Surveyors and Property Agents upon leaving school in 1984. He began training as a Chartered Surveyor soon after and following completion of the professional exams and the Test of Professional Confidence was elected as an Associate of The Royal Institution of Chartered Surveyors on the 31st March 1992. Jonathan became an equity partner of Holroyd Sons and Pickersgill on the 1st January 1994. He has remained an equity partner ever since, the firm having changed its name to Holroyds circa 2002 and more recently, to Holroyd Miller, following the partnership's amalgamation with Simon Miller Properties.

Experience and Expertise

During Jonathan's career he has dealt with the sale and valuation of all manner of property including residential, commercial, land and development opportunities. This work has not just been in relation to agency work but also professional valuations for lending, accounts, rating and a variety of other purposes. Jonathan's work has also include preparing reports for Court purposes in respect of boundary disputes, building disputes, and valuation disputes and he has appeared in Court as an Expert Witness on a number of occasions for a variety of purposes.

Geographical Area Covered

Holroyd Miller have offices in both Dewsbury and Wakefield, dealing with the sale of residential and commercial properties together with associated professional work. Jonathan Kidd deals with properties across the West Yorkshire area.

HM Land Registry
Current title plan

Title number **WYK691987**
Ordnance Survey map reference **SE2423NE**
Scale **1:1250**
Administrative area **West Yorkshire : Kirklees**

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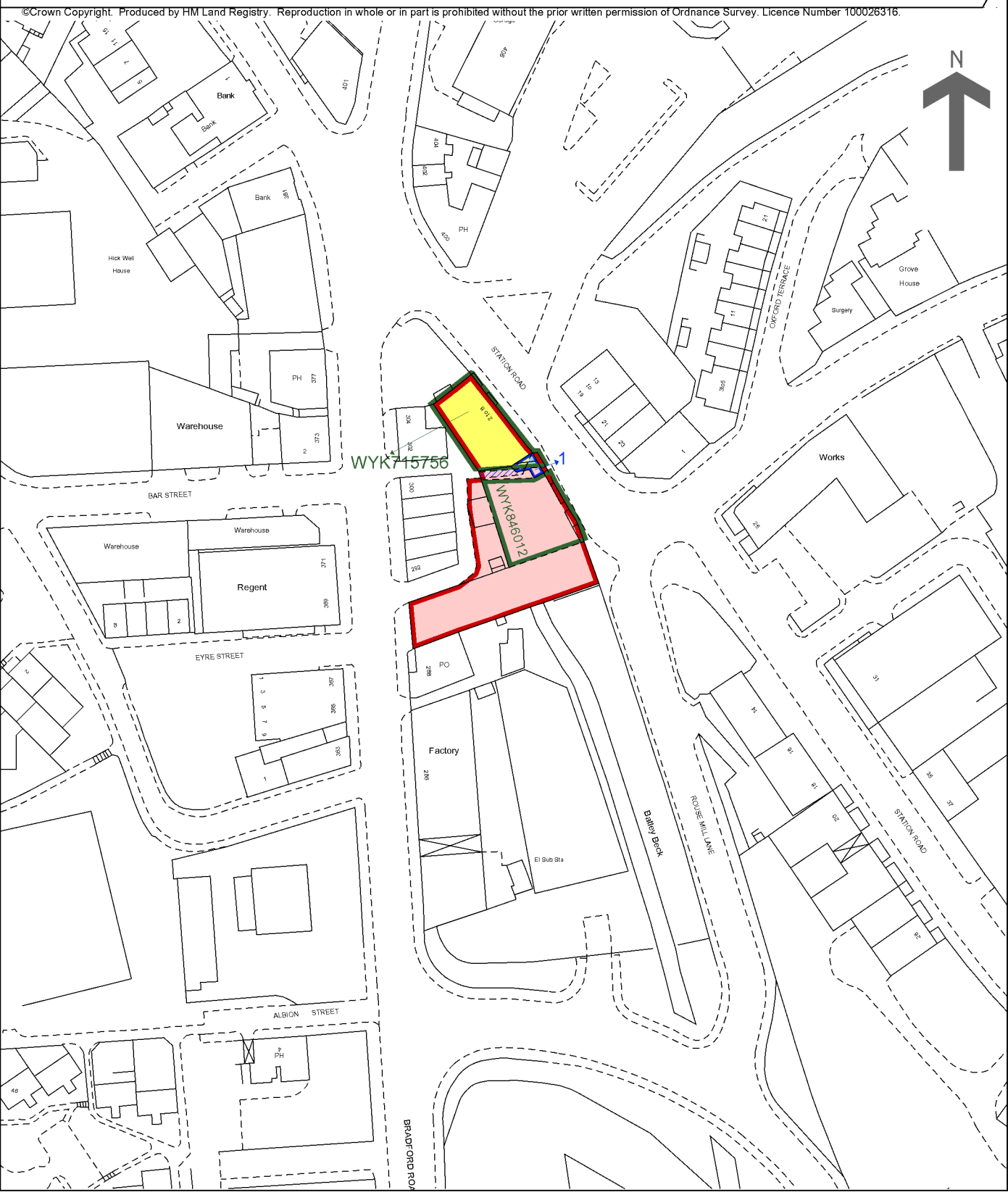


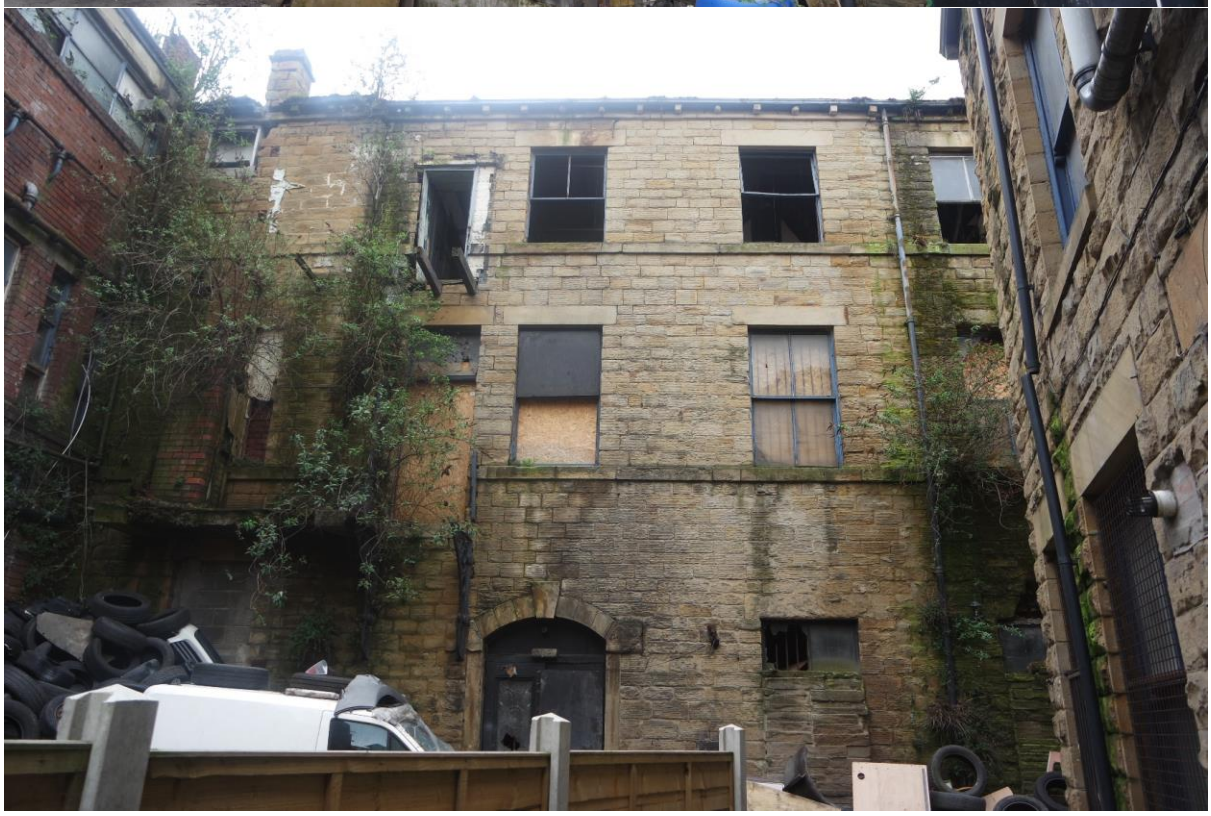
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 14 May 2019 at 11:06:13. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

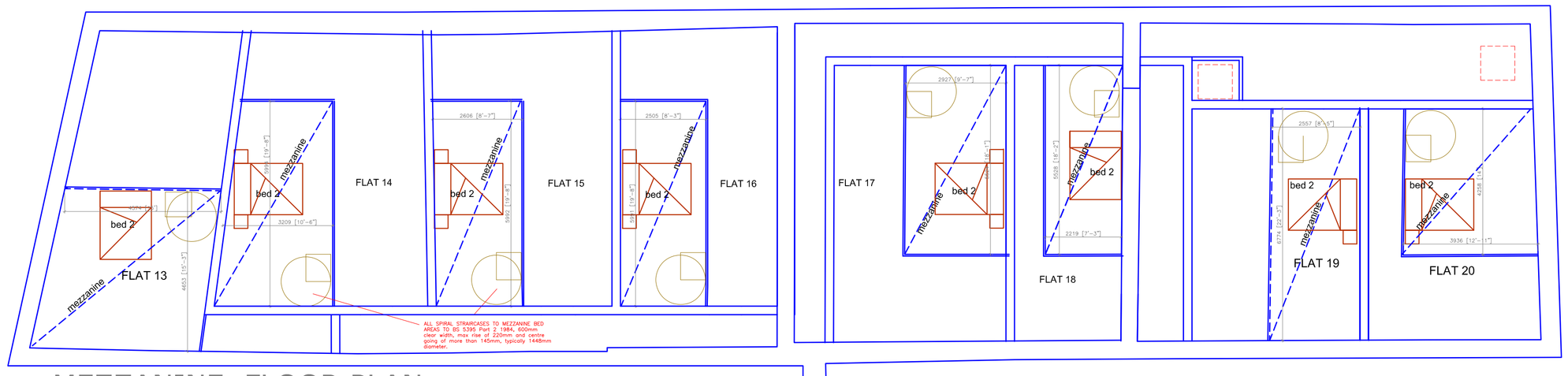
This title is dealt with by HM Land Registry, Nottingham Office.

GIVE WAY
Dewsbury (A652)
Hanging Heaton
Bradford (A652, A651)
Batley Town Centre
Birstall
ANTIQUES
JESSOPS
1924
SALEROOM

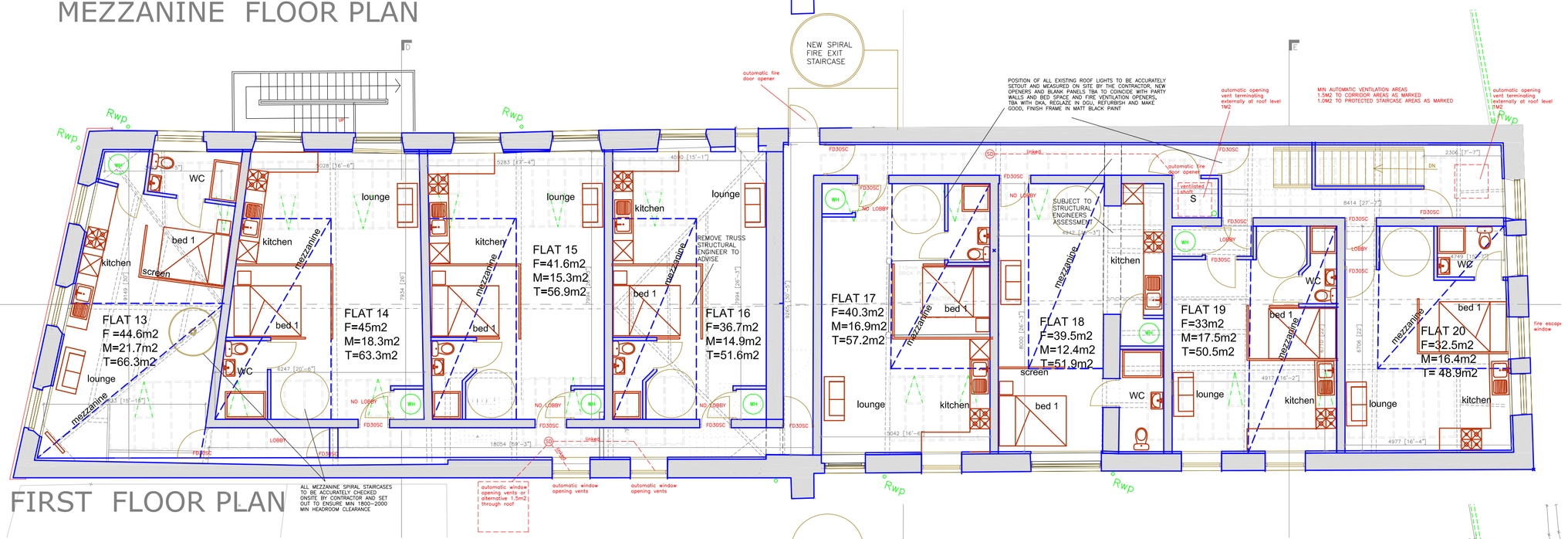
Dewsbury (A652)
Hanging Heaton
Bradford (A652, A651)
Batley Town Centre
Birstall

Kayal
Kayal
Kayal
SMALL TO
LARGE
ITEMS
Mr G's
Mr G's

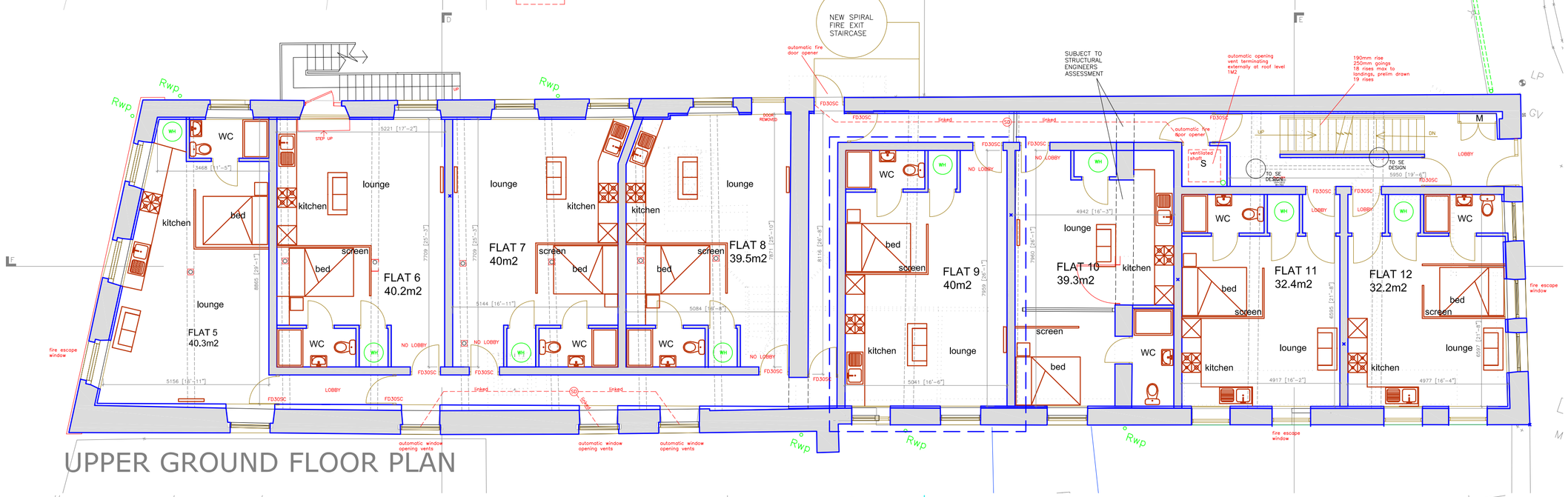




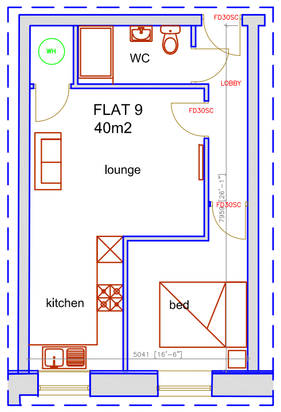
MEZZANINE FLOOR PLAN



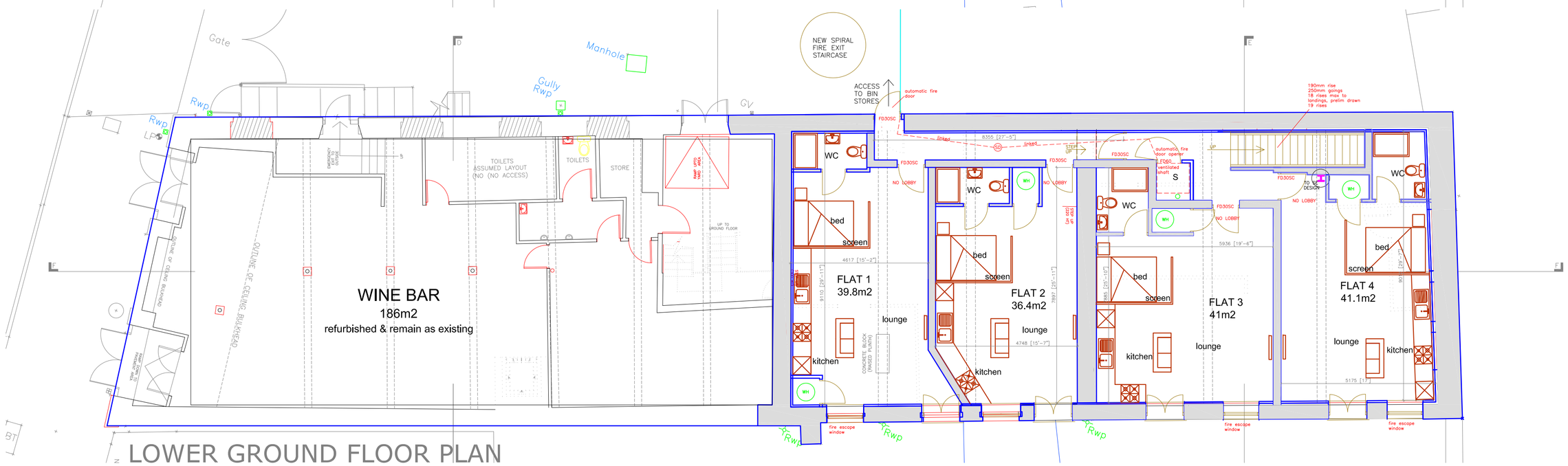
FIRST FLOOR PLAN



UPPER GROUND FLOOR PLAN



TYPICAL ALTERNATIVE FLAT LAYOUT



LOWER GROUND FLOOR PLAN

ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO SITE SETTING OUT AND CHECKING BY CONTRACTOR.

TYPICAL EXISTING INTERNAL FLOOR AREAS

LOWER GROUND FLOOR WINE BAR	186M2	
LOWER GROUND FLOOR REAR AREA		191M2
UPPER GROUND FLOOR AREA		387M2
FIRST FLOOR AREA		387M2
TOTAL INCLUDING WINE BAR	1157M2	
TOTAL FLAT DEVELOPMENT AREA		965M2

PROPOSED FLAT FLOOR AREAS

FLAT 1	39.8m2
FLAT 2	36.4m2
FLAT 3	41m2
FLAT 4	41.1m2
FLAT 5	40.3m2
FLAT 6	40.2m2
FLAT 7	40m2
FLAT 8	39.5m2
FLAT 9	40m2
FLAT 10	39.3m2
FLAT 11	32.4m2
FLAT 12	32.2m2
FLAT 13	F =44.6m2 M=21.7m2 T=66.3m2
FLAT 14	F=45m2 M=18.3m2 T=63.3m2
FLAT 15	F=41.6m2 M=15.3m2 T=56.9m2
FLAT 16	F=36.7m2 M=14.9m2 T=51.6m2
FLAT 17	F=40.3m2 M=16.9m2 T=57.2m2
FLAT 18	F=39.5m2 M=12.4m2 T=51.9m2
FLAT 19	F=33m2 M=17.5m2 T=50.5m2
FLAT 20	F=32.5m2 M=16.4m2 T= 48.9m2

NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ONSITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ONSITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND, ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

ALL DETAILS SHOWN ON THE DRAWINGS ARE INDICATIVE DUE TO NATURE OF WORKING WITH EXISTING BUILDINGS, SUBJECT TO SITE OPENING UP AND SETTING OUT. CONFIRM ALL SIZES AND DIMENSION TO DKA, ALL DIFFERENCE, UNUSUAL OR DIFFERING DETAILS TO BE REPORTED TO DKA FOR FURTHER GUIDANCE.

CDM REGULATIONS – THE CLIENT & CONTRACTOR MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2015 WHICH RELATE TO ANY BUILDING WORKS WHICH: (A) LASTS LONGER THAN 30 WORKING DAYS AND HAS MORE THAN 20 WORKERS WORKING SIMULTANEOUSLY AT ANY POINT IN THE PROJECT. OR:(B) EXCEEDS 500 PERSON DAYS. PLEASE REFER TO HTTP://WWW.HSE.GOV.UK/PUBNS/INDG411.HTM FOR GUIDANCE AND COMPLIANCE. FOR THE CDM REGULATION THE CLIENT WILL BE EMPLOYING ONE CONTRACTOR AND DKA RESPONSIBILITY FOR THE PROJECT WILL BE FOR THE DESIGN ONLY AND DOES NOT INCLUDE ANY PROJECT MANAGEMENT.

THE CLIENT & THE CONTRACTOR IS REMINDED OF THE PARTY WALL ACT 1996 AND TO APPOINT / OBTAIN SEPARATE LEGAL ADVICE FROM A PARTY WALL SURVEYOR TO ENSURE COMPLIANCE WITH THE LAW, NOTICES MAY REQUIRE SERVING ON THE ADJACENT OWNER/S PRIOR TO COMMENCEMENT. ENSURE NEIGHBOURS CONSENT IS OBTAINED WHERE WORKS ARE CARRIED OUT TO PARTY WALLS, PARTY FENCE WALLS, EXCAVATIONS ETC. APPOINTED PARTY WALL SURVEYOR TO FULLY ADVISE.

DO NOT USE THIS DRAWING FOR CONSTRUCTION OR TENDER, DETAILED BUILDING REGULATION DRAWINGS AND STRUCTURAL DESIGN CALCULATIONS TO FOLLOW, USING APPROVED BUILDING INSPECTORS.

PRELIMINARY

RIBA Royal Institute of British Architects
Chartered Architects

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w dkarchitects.net
DK Architects, Suite 4, Batley Business Park, Technology Drive, Batley, WF17 6ER

PROJECT:
CONVERSION OF MILL TO APARTMENTS

ADDRESS:
FORMER JESSOPS MILL, STATION ROAD, BATLEY, WF17 5SU

DRG:
PROPOSED FLOOR PLANS

STATUS:
PLANNING APPLICATION
SUBJECT TO APPROVAL

DATE: 18.06.18 DRAWN: AHD
SCALE: 1:100 CHECKED: ANK
SIZE: A1 DRG NO: 18.2030.10B

INDICATIVE PLAN FOR DESIGN CONSIDERATION PURPOSES ONLY, SUBJECT TO APPROVALS, DETAILED DESIGN AND STRUCTURAL CALCULATIONS , DO NOT USE FOR CONSTRUCTION

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Best Price Guide

Presented by Holroyd Miller, Dewsbury

This **Best Price Guide** provides comparable property information selected by Holroyd Miller to help establish the best market price.

Selection Criteria	
Search Radius:	0.25 miles
Postcode:	WF17 5SU
Marketed by:	All agents
Date From:	14-02-2018
Date To:	15-05-2019

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,120,000 properties for sale or rent in the UK and Overseas.

EXCLUSIVE TO AGENTS WHO ADVERTISE ON RIGHTMOVE

Best Price Guide - Presented by Holroyd Miller, Dewsbury*

Holroyd Miller, Dewsbury. 44 Daisy Hill, Dewsbury, WF13 1LH
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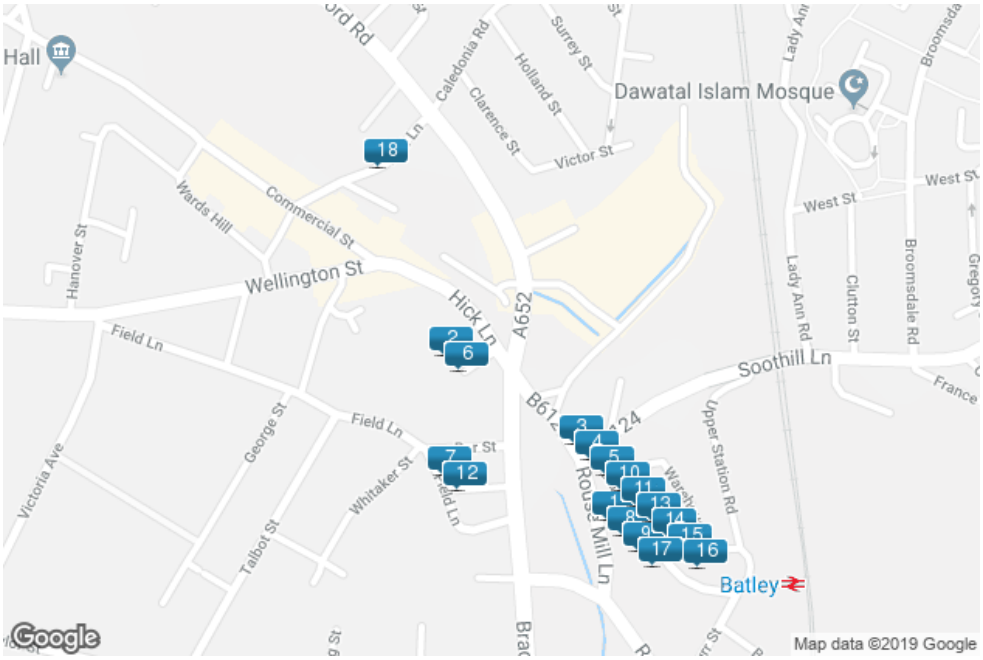
*The below properties were advertised on Rightmove.co.uk during the dates specified. These properties were not marketed by Holroyd Miller, Dewsbury unless otherwise stated.

Properties shown on map



The icons indicate the centre of the postcode and not necessarily the exact location

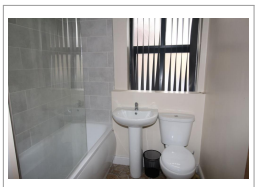
£500 pcm Archived 1

STATION ROAD, BATLEY, WF17 5SU

Marketed from **29 Aug 2018 to 31 Oct 2018 (63 days)**

2 bedroom apartment

Let Agreed Linley and Simpson are pleased to offer this modern two bedroom ground floor apartment situated in the converted Old Jessops Mill to the rental market. This well presented apartment has double glazing, intercom entry system, neutral decor throughout and window blinds. The accommodation comprises:...



£470 pcm Archived 2

Hick Lane, Batley, WF17

Marketed from **25 May 2018 to 16 Aug 2018 (84 days)**

1 bedroom flat

ONE BEDROOM MODERN APARTMENT AVAILABLE NOW IN BATLEY. CALL NOW TO BOOK A VIEWING!

£450 pcm To Let 3

Station House, Station Road, Batley, WF17 5SP

Marketed from **27 Feb 2019**

2 bedroom apartment

SPECIAL OFFER 1ST MONTH RENT FREE with 12 Month Tenancy. 2 Bedroom apartment. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 2 bedrooms.

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£450 pcm

Archived 4

Station House, Station Road, Batley, WF17 5SP

Marketed from **14 Sep 2018 to 14 Dec 2018 (91 days)**

2 bedroom apartment

First month's rent FREE on 12 month tenancy. 2 bedroom apartment. REDUCED APP FEES BEFORE 31ST DECEMBER. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 2 bedrooms.

£450 pcm

Archived 5

Station House, Station Road, Batley, WF17 5SP

Marketed from **14 May 2018 to 29 Jun 2018 (46 days)**

2 bedroom apartment

2 bedroom apartment. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 2 bedrooms.

£450 pcm

Archived 6

Hick Lane, Batley, WF17

Marketed from **18 Sep 2017 to 08 May 2018 (232 days)**

1 bedroom flat

This LOVELY one bedroom ground floor apartment is situated within a converted bank in Batley. The apartment boasts natural light throughout. Early viewing is highly recommended. The development is ideally located for Batley train station, local shops and commuter links. EPC Rating ...

£450 pcm

To Let 7

Bar Street, Batley, WF17 5PG

Marketed from **27 Mar 2019**

2 bedroom apartment

Well presented two bed apartment located within this splendid conversion in the centre of Batley, within walking distance of the varied amenities. On street parking available.

£425 pcm

To Let 8

Jessops Mill, 10 Station Road, Batley

Marketed from **02 May 2019**

1 bedroom flat

***** MODERN ONE BEDROOM SECOND FLOOR APARTMENT WITH KITCHEN APPLIANCES - WALKING DISTANCE TO BATLEY TRAIN STATION - AVAILABLE JUNE 2019 ***** This well presented one bedroom apartment has gas central heating, double glazing, intercom entry system, neutral decor throughout and window blinds. The ...

£425 pcm

To Let 9

Jessops Mill, 10 Station Road, Batley

Marketed from **14 Mar 2019**

1 bedroom flat

**** MODERN ONE BEDROOM GROUND FLOOR APARTMENT - INTEGRATED KITCHEN APPLIANCES - WALKING DISTANCE TO BATLEY TRAIN STATION - AVAILABLE NOW **** The accommodation comprises: entrance hallway, lounge with kitchen area having integrated appliances, double bedroom with en - suite bathroom. DEPOSIT &#...

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£400 pcm Archived 10

Station Road, Batley, WF17

Marketed from **13 Feb 2019 to 26 Mar 2019 (41 days)**

1 bedroom apartment

Let Agreed Viewers must register and book via www.purplebricks.co.uk *SPECIAL OFFER* 1ST MONTH RENT FREE IF TAKING A 12 MONTH TENANCY OR 1ST MONTH HALF PRICE IF TAKING A 6 MONTH TENANCY. Available immediately, is this ONE BEDROOM APARTMENT in the town centre of Batley. Located a short walk from Batley Tra...

£395 pcm Archived 11

Station House, Station Road, Batley, WF17 5SP

Marketed from **27 Nov 2018 to 12 Feb 2019 (77 days)**

1 bedroom apartment

SPECIAL OFFER 1ST MONTH RENT FREE AND NO APPLICATION FEES with 12 Month Tenancy. 1 Bedroom apartment in Batley. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 1 bedroom.

£375 pcm To Let 12

Bar Street, Batley, WF17 5PG

Marketed from **27 Jun 2018**

1 bedroom apartment

SPECIAL OFFER 1ST MONTH RENT FREE IF TAKING A 12 MONTH TENANCY. PLUS HALF PRICE Application fees. Well presented apartment located within this splendid conversion in the centre of Batley, within walking distance of the varied amenities. On street parking available.

£375 pcm Archived 13

Station House, Station Road, Batley, WF17 5SP

Marketed from **21 Jan 2019 to 26 Mar 2019 (64 days)**

1 bedroom apartment

Large 1 Bedroom apartment in Batley. The property boasts a modern kitchen with appliances. The property is close to local amenities and transport links.

£375 pcm Archived 14

Station House, Station Road, Batey, WF17 5SP

Marketed from **29 Aug 2017 to 29 Jun 2018 (305 days)**

1 bedroom apartment

Large 1 Bed apartment in Batley. The property boasts a modern kitchen with appliances. The property is close to local amenities and transport links.

£360 pcm Archived 15

Station House, Batley, WF17 5SP

Marketed from **29 Aug 2017 to 20 Mar 2018 (204 days)**

1 bedroom apartment

1 bedroom apartment. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 1 bedroom.

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£350 pcm

To Let 16

Station House, Station Road, Batley, WF17 5SP

Marketed from **27 Nov 2018**

1 bedroom apartment

SPECIAL OFFER 1ST MONTH RENT FREE with 12 Month Tenancy. 1 Bedroom apartment. The property is within walking distance to all amenities and transport links. The property briefly comprises of lounge, kitchen, bathroom and 1 bedroom.

£350 pcm

To Let 17

Jessops Mill, 10 Station Road, Batley

Marketed from **18 Feb 2019**

1 bedroom flat

*****MODERN GROUND FLOOR STUDIO APARTMENT- SPACIOUS ACCOMMODATION WITH SEPARATE KITCHEN & INTEGRATED APPLIANCES - CLOSE TO BATLEY TRAIN STATION - AVAILABLE NOW **** This well presented studio apartment has gas central heating , double glazing, intercom entry system, neutral décor throug...

£350 pcm

Archived 18

Talbot Mills, Batley

Marketed from **30 Apr 2019 to 09 May 2019 (10 days)**

2 bedroom flat

DEPOSIT - £350 TWO BEDROOM APARTMENT located on the second floor and accessed via a communal secure Entrance Hall. The apartment has DOUBLE GLAZING and ELECTRIC STORAGE HEATING. Batley Train station is nearby making this ideal for anyone wishing to commute by train. There are shops, schools an...

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