



**FORMER BELLE VUE HIGHER BOYS SCHOOL
189 MANNINGHAM LANE
BRADFORD, BD8 7HP**



FOR SALE

**Substantial Grade II Listed Former School Building
Extending to a Total Gross Internal Floor Area of
Approximately 4,892.14 sq. m. (52,659 sq. ft.)
Occupying a Site of 0.458 Hectares (1.131 Acres)**

OFFERS INVITED BY 2nd NOVEMBER 2018

FORMER BELLE VUE HIGHER BOYS SCHOOL

189 MANNINGHAM LANE, BRADFORD, BD8 7HP

LOCATION

The property is situated with good frontage to Manningham Lane, approximately ½ mile north of Bradford City Centre. It is well located between Bradford Inner Ring Road (A6181 – Drewton Road/Hamm Strasse) and Bradford Outer Ring Road (A6177 – Carlisle Road/Queens Road). The property is between the junctions of Drill Parade and Belle Vue with Manningham Lane, and is in an established densely populated area, where immediate occupiers include a Gulf petrol filling station, VP Motor Group, Al-Falah Supermarket and a Tesco convenience store. Valley Parade, the home of Bradford City FC is only a couple of hundred yards to the east and, to the north is a predominantly residential area with access from Belle Vue.

The property is within easy walking distance of the city centre and regular bus services extend along the A650 – Manningham Lane to both the city centre and north to Shipley, Keighley and beyond.

DESCRIPTION

The property comprises a substantial Listed former school building, occupying a total site area of approximately 0.458 hectares (1.131 acres) with large frontage to Manningham Lane and side frontage to Belle Vue. The buildings all appear to have been constructed around the same time in 1895, and comprises 5 predominantly 3-storey school buildings, offering a total gross internal floor area of approximately 4,892.14 sq. m. (52,659 sq. ft.) providing at various levels classroom facilities, kitchen, dining areas, a meeting hall, lecture theatre, caretakers residence etc.

Externally there is a large car park/playground together with external garage area and a disused portacabin classroom.

ACCOMMODATION

FRONT BUILDING 1

Ground Floor	818.75 sq. m.	(8,813 sq. ft.)
First Floor	818.75 sq. m.	(8,813 sq. ft.)
Mezzanine	42.83 sq. m.	(461 sq. ft.)
Second Floor	818.75 sq. m.	(8,813 sq. ft.)

BUILDING 2

Lower Ground Floor	375.98 sq. m.	(4,047 sq. ft.)
Ground Floor	375.98 sq. m.	(4,047 sq. ft.)
First Floor	375.98 sq. m.	(4,047 sq. ft.)

BUILDING 3

Lower Ground Floor	207.64 sq. m.	(2,235 sq. ft.)
Ground Floor	207.64 sq. m.	(2,235 sq. ft.)
First Floor	207.64 sq. m.	(2,235 sq. ft.)

BUILDING 3A

Ground Floor	52.30 sq. m.	(563 sq. ft.)
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BUILDING 4

Ground Floor	125.23 sq. m.	(1,348 sq. ft.)
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BUILDING 5

Ground Floor	159.61 sq. m.	(1,718 sq. ft.)
First Floor	36.98 sq. m.	(398 sq. ft.)

Total Gross Internal Floor Area Approx.	4,892.14 sq. m.	(52,659 sq. ft.)
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PLANNING

The property was first Listed in August 1983, and appears on the Historic England website as:-

1.5111 Manningham Lane, BD1 (West Side)

Block on corner of Belle Vue and Manningham Lane at Manningham Middle School SE 1534 NE 32/817

1895 Bradford School Board, built as Higher Boys School. Large Jacobean-Dutch gabled building of 3 tall storeys, sandstone "brick" with ashlar dressings. Rusticated ground floor, Gabled end bays with octagonal ball finialed turrets. Large mullion-transom windows, Double columned entrance with broken entablature. Dominant feature of streetscape.

PRICE

Offers are invited for the freehold interest - Subject to Contract with full vacant possession upon completion. .

Offers should be made in writing by 12 noon on 2nd November 2018 to the offices of Mark Brearley & Company either by e-mail or by post.

VAT

VAT will not be charged upon sale of the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is not required due to the Listing of the building

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(April 2018 / Amended Sept 2018 – 5840 / MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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