



Prominent Town Centre Development Opportunity – Suitable for a variety of uses (subject to planning)

- Excellent opportunity to acquire the site of the former Ian Clough Hall building.
- Circa 0.95 Acres (0.38 Hectares)
- Located in a prominent position within Baildon town centre.
- Site benefits from planning permission for 46 No apartments (use Class C3)
- **Offer Deadline 12 Noon Friday 30th January 2026**



Location

The site is situated in a prominent position within the popular town centre of Baildon. The town boasts a number of amenities including small independent boutique retail offerings, a Co-op and a number of popular public houses. There is an award winning and very successful monthly Farmers Market which is well supported.

Baildon is located on the periphery of the stunning Moorland to the north-west, providing convenient access to scenic walks. Hollins Hall Hotel, Golf and Country Club is located approximately 2 miles east of Baildon.

The site is located less than a mile from Baildon Train Station, which provides frequent services to Bradford (6 Miles). Shipley Train Station, which connects to Leeds (10 miles), is located approximately 2 miles south of the site.

Description

The site can be accessed from Hall Cliffe at two points and currently comprises an existing public car park which extends across the majority of the upper level of the site.

Ian Clough Hall was located to the Northeast of the site providing two/ three storey accommodation prior to its demolition in 2024.

Planning

The property was granted planning permission on the 8th January 2025 for the development of 46 apartments (C3) under reference 24/00872/MAF.

Further planning enquiries can be made to Bradford Council.

Tenure

The entire site is of freehold tenure as shown edged red on the aerial plan.

Data Room

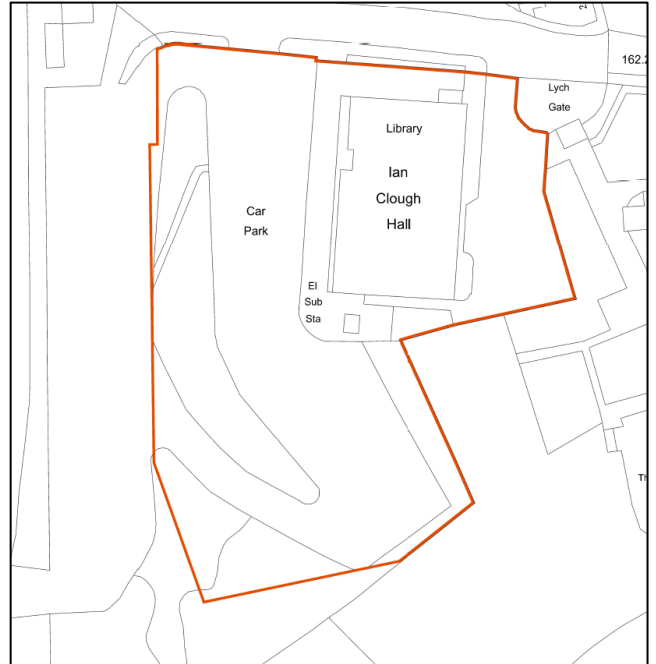
The data room includes a comprehensive collection of technical information.

Access to the Data Room is available via the dedicated website: <https://iancloughhall.co.uk>

Surveyor/Legal Costs

The purchaser will be responsible for a contribution to the Councils' costs in relation to the sale of the property.

This will include a payment of £2,000 plus VAT in relation to surveyors' costs, and £1,000 plus VAT for legal costs.



*for identification purposes only.

Terms

Offers are invited by way of informal tender for our Clients freehold interest with vacant possession on completion.

The offer Deadline is 12 noon on Friday 30th January 2026

Viewing

The site can be viewed from the adjoining public highway.

For further information please contact:

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