

FOR **SALE**  
Former Mill

**CRANK MILL  
STATION ROAD,  
MORLEY  
LEEDS, LS27 8NA**

Grade II listed former Mill



**17,501 sq ft (1,625.77 sq m)**  
approximately, gross internal area

**Suitable for redevelopment (subject to planning).**





# Grade II listed former Mill

## LOCATION

The property is situated a third of a mile to the north east of the centre of Morley, on the northern side of Station Road. Morley is some 5 miles approximately to the south west of Leeds, and lies adjacent to the M62 and M621, and is therefore readily accessible to the regional motorway network.

Morley train station is less than a 200m walk away and provides a regular service to Leeds city centre.

## DESCRIPTION

Crank Mill was originally constructed in the late 18th century as a three storey building of stone construction underneath a pitched stone slate covered roof. The building was extended in the 19th century over three storeys, with this extension being of solid brick construction supporting a pitched roof comprising a mixture of natural and artificial slate.

The property has more latterly been used for a variety of industrial purposes, and benefits from the supply of mains gas, water, drainage and 3 phase electricity.

## RATES

The property is subject to a number of assessments. Interested parties should make enquiries with Leeds City Council on: 0113 247 6983.

## LISTING

The property is Grade II listed.

## PARKING

Externally to the west is a parking area, which is included in the sale.

## TERMS

The property is available to purchase freehold with full vacant possession on completion, and offers over £395,000 are invited. Consideration will be given to conditional offers that are subject to planning.

## ACCOMMODATION

We understand that property has a gross internal floor area as follows:-

DESCRIPTION	Area Sq M	Area Sq Ft
Lower Ground Floor	608.28	6,548
Ground Floor	498.39	5,365
First Floor	431.97	4,650
Second Floor	87.13	938
<b>Total</b>	<b>1,625.77</b>	<b>17,501</b>



**Richard Flanagan**  
**T: 01904 409 590**  
**E: richard@flanaganjames.com**

## VAT

All reference to price, premium or rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer received by Flanagan James will be deemed exclusive of VAT.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## FURTHER INFORMATION/VIEWING ARRANGEMENTS

By way of arrangement with Richard Flanagan of Flanagan James on (01904) 409 590.

## DATE

The information contained in these particulars was last verified as at February 2015.

Flanagan James for themselves and for the vendors or lessor of this property for whom they act, give notice that:- i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Flanagan James cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) rents/prices quoted in these particulars may be subject to VAT in addition; iv) Flanagan James will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; v) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements; vi) no employee of Flanagan James has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.