

COMMERCIAL

MAWSONS

COMMERCIAL  
PROPERTY SERVICES

# FOR SALE PRIME RE-DEVELOPMENT SITE



PROSPECT MILLS  
MAIN STREET  
WILSDEN  
BD15 0JR

- Five-storey stone-built mill of 3,222.5 m<sup>2</sup> (34,680 sq ft) approx. and plot of land to west side of mill
- Mill conversion to provide 32 x residential apartments
- Land to north of mill (edged yellow) available by separate negotiation

#### MISREPRESENTATION ACT 1967

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# PROSPECT MILLS, MAIN STREET, WILSDEN, BD15 0JR



## LOCATION

Wilsden is a village of circa 4,000 people in West Yorkshire approximately 6 miles west of Bradford, 3.5 miles south of Bingley and 4.5 miles south east of Keighley.

The site is centrally located on the main street close to the junction with Lane Side / Wilsden Rd.

It lies within the Wilsden Conservation Area and there are a mix of commercial and residential properties in the immediate vicinity.

## DESCRIPTION

Prospect Mills was constructed in 1884 and is a four/five storey stone-built mill under a pitched roof with a large number of industrial casement windows. It was most recently used as the headquarters of James Spencer & Co Ltd and the current usable floor area in the mill is **3,222.5 m<sup>2</sup> (34,680 sq ft)** approx. that includes the lower ground floor.

There is a plot of land to the west side of the mill.

The land to the north and former site of the pond has become a loose surface car parking area and is **available by way of separate negotiation**. To the boundary with Crooke Lane there is a line of tall trees.

Total site area is **0.64 hectares (1.3 acres)** approx.



## PLANNING

Full planning permission was granted by Bradford City Council on 05.11.24 under reference **20/02606/MAF** for the change of use of mill to 36 x residential apartments with associated parking and landscaping.

The Section 106 Agreement indicates a monetary contribution of £168,000 towards local affordable housing. Further details available on request.

A new planning application is to be submitted to change the mill redevelopment to 32 x residential apartments (25 x 2-bed & 7 x 1-bed) with car parking to the lower ground floor. It will **EXCLUDE** the land to the north.

## TERMS

The property is available on a Freehold basis with vacant possession.

Guide price is **£875,000** for the mill and land to west side.

Each party to be responsible for their own legal costs on an agreed transaction.

## VIEWING

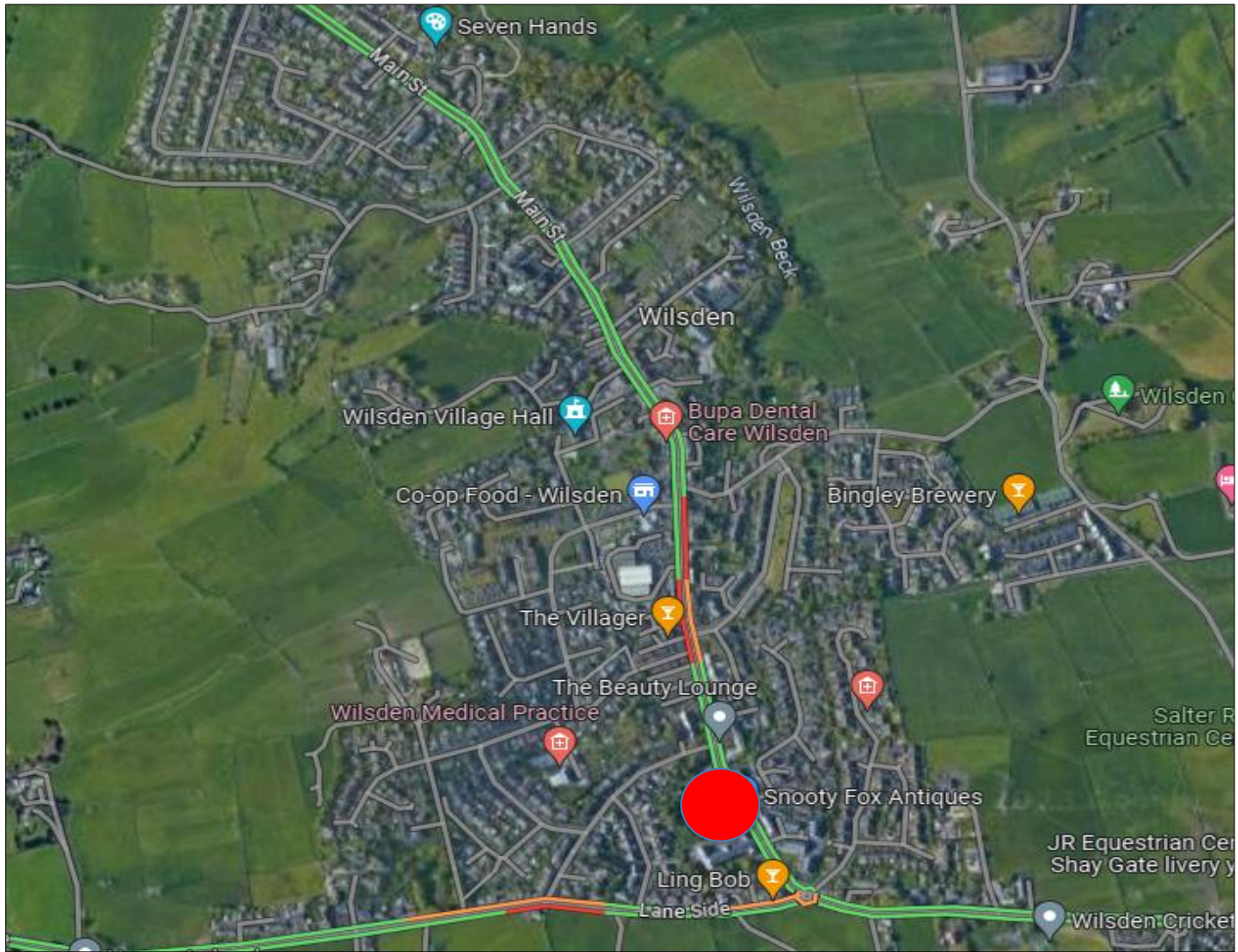
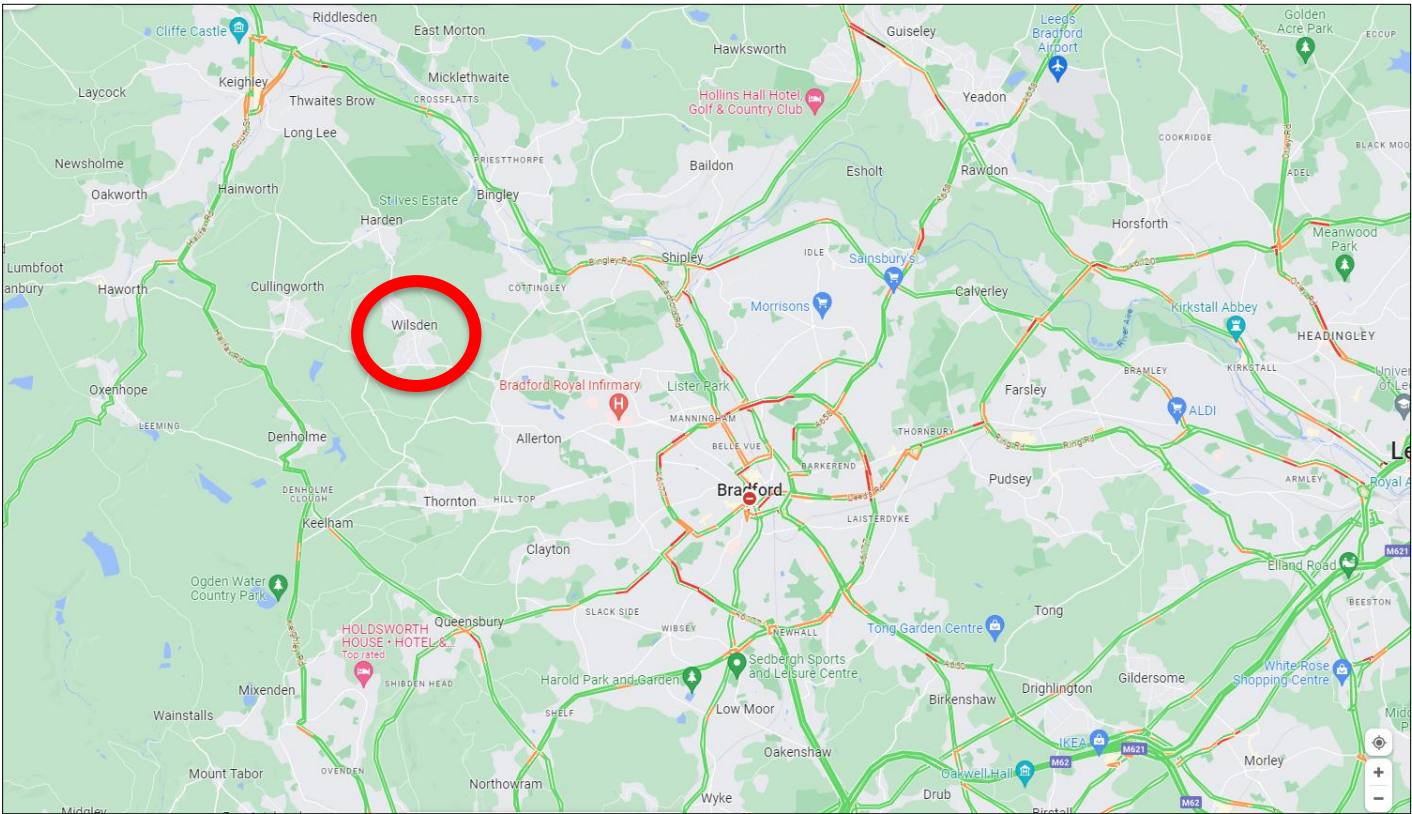
By appointment through this office:

Tel: 0113 243 2432

Email: [info@mawsons-surveyors.co.uk](mailto:info@mawsons-surveyors.co.uk)

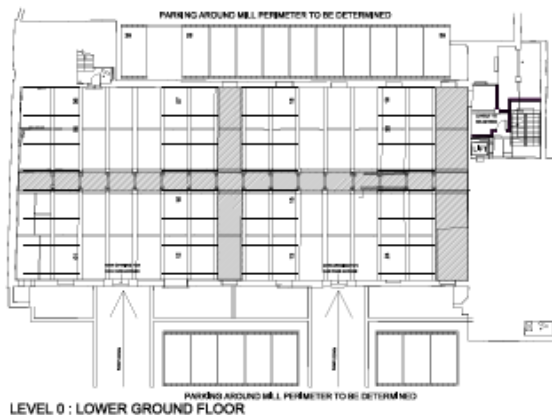
AMENDED FEBRUARY 2026

# PROSPECT MILLS, MAIN STREET, WILSDEN, BD15 0JR



# PROSPECT MILLS, MAIN STREET, WILSDEN, BD15 0JR

SUBJECT TO PLANNING/BUILDING REGULATIONS  
SUBJECT TO STRUCTURAL REPORT



## ACCOMMODATION SCHEDULE

### MILL REFURBISHMENT

#### GROUND FLOOR

| APARTMENT NO. | BEDS | sqm/feet         |
|---------------|------|------------------|
| 101           | 2    | 70.0/855         |
| 102           | 2    | 74.7/815.5       |
| 103           | 2    | 87.0/935.5       |
| 104           | 1    | 54.0/581         |
| 105           | 1    | 41.4/441         |
| 106           | 2    | 80.0/865.5       |
| 107           | 2    | 87.0/935.5       |
| 108           | 2    | 80.0/865.5       |
| <b>TOTAL</b>  |      | <b>622.0/675</b> |

| <b>FIRST FLOOR</b> |   |                     |
|--------------------|---|---------------------|
| 201                | 2 | 82.0/885            |
| 202                | 2 | 80.1/865.5          |
| 203                | 2 | 87.1/936            |
| 204                | 2 | 80.0/865.5          |
| 205                | 2 | 70.0/755.5          |
| 206                | 2 | 80.0/865.5          |
| 207                | 2 | 87.0/935.5          |
| 208                | 2 | 80.0/865.5          |
| <b>TOTAL</b>       |   | <b>726.3/7785.5</b> |

| <b>SECOND FLOOR</b> |   |                     |
|---------------------|---|---------------------|
| 301                 | 2 | 80.0/865.5          |
| 302                 | 2 | 77.5/834            |
| 303                 | 1 | 40.0/432            |
| 304                 | 1 | 50.0/540            |
| 305                 | 1 | 42.0/452            |
| 306                 | 1 | 47.0/508            |
| 307                 | 1 | 42.0/452            |
| 308                 | 2 | 80.0/865.5          |
| 309                 | 2 | 87.0/935.5          |
| 310                 | 2 | 80.0/865.5          |
| <b>TOTAL</b>        |   | <b>683.3/7355.5</b> |

| <b>THIRD FLOOR</b> |   |                    |
|--------------------|---|--------------------|
| 401                | 2 | 103.5/1114         |
| 402                | 2 | 87.0/935.5         |
| 403                | 2 | 123.5/1339         |
| 404                | 2 | 118.5/1284         |
| 405                | 2 | 138.5/1493         |
| 406                | 2 | 108.1/1162.5       |
| <b>TOTAL</b>       |   | <b>657.1/718.5</b> |

**GROUND TOTAL** 2877.0/3085.5

26 NO 2 BED APARTMENTS  
6 NO 1 BED APARTMENTS  
32 APARTMENTS IN TOTAL

- NOTES
1. DRAWING FOR THE CONVERSION OF THE MILL INTO RESIDENTIAL USE. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
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1:100 SCALE IN METRES

**W&P**  
Waller & Partners  
ARCHITECTS  
INTERIOR DESIGNERS  
PROJECT MANAGERS  
PRINCIPAL DESIGNERS

**RESIDENTIAL DEVELOPMENT**  
**PROSPECT MILLS**  
MAIN STREET, WILSDEN  
MMR GROUP LTD  
MILL CONVERSION  
FLOOR PLANS  
SCALE 1:100  
DATE 15/05/2018  
DRAWN BY 4765/305  
CHECKED BY 4765/305  
PROJECT NO. 4765/305