



WATLING
REAL ESTATE

FOR SALE

**THE CAMSTEAD PORTFOLIO
RESIDENTIAL DEVELOPMENT OPPORTUNITY**

On behalf of James Clark & Howard Smith, appointed as Joint Administrators

The Camstead Portfolio

SUMMARY TABLE

Property	Number of Units Remaining	Build Status	Comments
Blackberry Walk, York	37	Commenced	<ul style="list-style-type: none"> • Remaining 37 units of a 40 unit development • Units at varying stages of completion • 9no. units with full brickwork complete • 28no. units with partial brickwork complete or built to slab / foundation level
Chandlers Vale, Hoyland	83	Not commenced	<ul style="list-style-type: none"> • Comprises 8.9 acre development site • Property benefits from planning consent for a 83 unit (77 houses and 6 apartments) scheme • Majority of site cleared and remediation / earth works have commenced
The Heath, Adel	4	Commenced	<ul style="list-style-type: none"> • Remaining 4 units of a 43 unit development • Units at varying stages of completion • 2no. complete units • 2no. units at first fix stage of construction • Outstanding external works required on the scheme
Old Mill, Yeadon	39	Not commenced	<ul style="list-style-type: none"> • Comprises a 0.8 acre development site • Site benefits from planning consent for conversion of former mill to a 39 unit residential scheme comprising 37 apartments and 2 townhouses • Requirement for planning consent to be implemented by June 2026
Land at Trinity Street, Hebden Bridge	3	Not commenced	<ul style="list-style-type: none"> • Comprises a 0.4 acre development site • Site benefits from planning consent for 3 detached houses • Commencement of development of the scheme subject to completion of flood alleviation works that are being carried out by the Environment Agency
Tailors Green, Shepley	1	Commenced	<ul style="list-style-type: none"> • Remaining unit of a 27 unit development • The remaining unit is build complete • Outstanding external works required on the scheme

The property comprises a development site located on the outskirts of the town of Hoyland, approximately 2 miles south of Barnsley, in South Yorkshire.

The development site presents an opportunity for organic growth of existing residential schemes that are located to the west and south of the site.

There is good accessibility in the area with the A6195 road running adjacent to the site. The A6195 road connects to Junction 36 of the M1 motorway in the west, and Junction 37 of the A1 (M) motorway in the east via the A635 road.

Elsecar Train Station is located to the south of the site (5 minutes car journey). The train station lies on the Penistone Line with trains every hour to Huddersfield (1 hour), Sheffield (40 minutes) and London (2 hours 30 minutes via Sheffield).



The Heath, Adel, Leeds

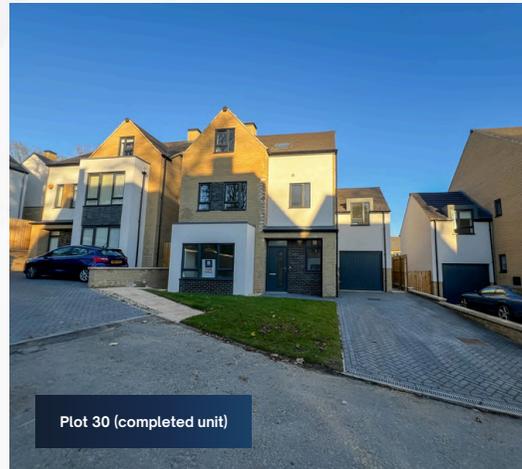
DESCRIPTION

The property comprises the remaining 4 units of “The Heath”, a 43 unit development comprising a mix of semi-detached and detached units providing 2, 3, 4 or 5 bed accommodation. The remaining 4 units comprise detached units that provide 4 or 5 bed accommodation.

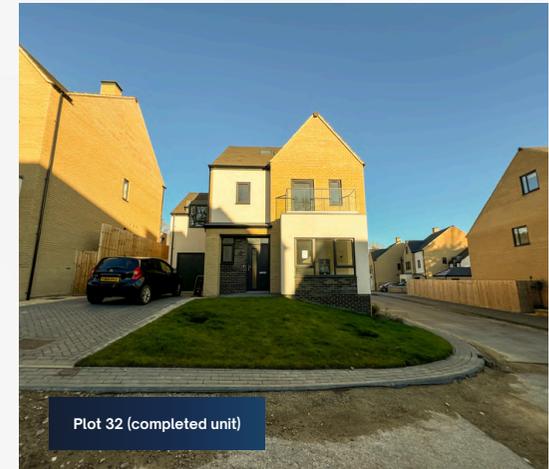
The remaining units are at varying stages of completion. We have summarised the current status of the scheme below:

- No.2 units are completed
- No.2 units at first fix stage of construction with external works required

There are outstanding works that are required relating to public open space development and the block paving / drainage works on the access road within the scheme.



Plot 30 (completed unit)



Plot 32 (completed unit)



Plot 38 (part complete unit)



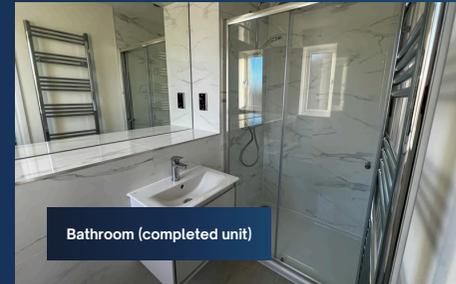
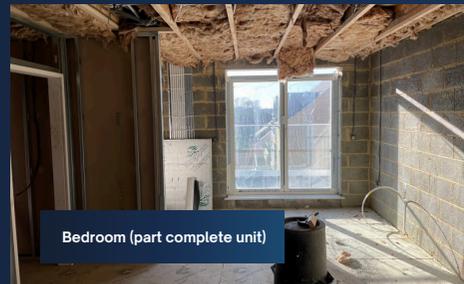
Plot 37 (part complete unit)

We understand that the scheme has been developed in accordance with:

- 16/06463/FU – construction of 42 houses with associated access, parking, landscaping and public open space including the demolition of two houses
- 21/09586/FU – construction of a single dwelling

There is a section of road within the scheme where finishing works are required to bring it to a standard suitable for adoption by the Local Authority.

Further information in relation to the planning requirements for the site is included in our Data Room.



Old Mill, Yeadon, Leeds

LOCATION

The property comprises a development site located in the town of Yeadon, approximately 6 miles north west of Leeds City Centre, in West Yorkshire.

The site is accessible via Miry Lane & Well Lane that connect to Kirk Lane and the surrounding area of Yeadon.

The A658 road runs through Yeadon and provides access to Bradford (20 minutes car journey) and Leeds (30 minutes car journey) via the A65 road.

Guiseley Train Station is located to the north of the site (7 minutes car journey). The train station lies on the Wharfedale Line and provides services every 30 minutes to Leeds City Centre (15 minutes journey time).



Old Mill, Yeadon, Leeds

DESCRIPTION

The property comprises a vacant former mill building that is positioned on a development site that measures 0.8 acres.

The site benefits from planning consent for conversion of the former mill building to a 39 unit residential scheme comprising 37 apartments and 2 townhouses.

The proposed scheme will see the former mill restored and converted to provide 37 apartments. The two townhouses are proposed to be built adjacent to the mill building on the eastern section of the site.

The eastern section of the site (on the opposing side of Miry Lane) will be utilised as a car parking area for the scheme.

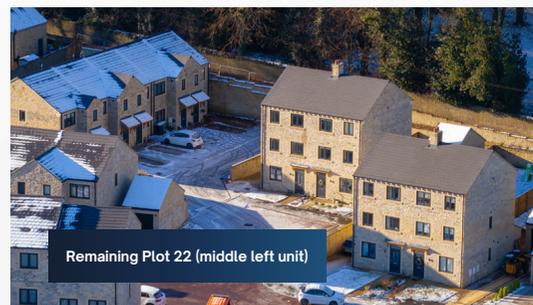
The scheme is at the preliminary stage of development and works are yet to commence.



The property comprises the remaining unit and external areas within the Tailors Green development, located in the village of Shepley, approximately 5 miles south of Huddersfield in West Yorkshire.

Shepley is connected by the A629 road that runs to Huddersfield (20 minutes car journey) in the north and Sheffield (40 minutes car journey) in the south. Junction 38 of the M1 is located less than 5 miles to the east of Shepley.

Shepley Train Station is located to the south of the scheme (5 minutes car journey). The train station lies on the Penistone Line with trains every hour to Huddersfield (19 minutes), Sheffield (1 hour) and London (3 hours 15 minutes via Sheffield).



The property comprises the remaining unit and external areas within the wider 27 unit Tailors Green development. The remaining unit (Plot 22 - marked in blue on the adjacent photograph) is build complete and comprises a semi-detached dwelling that provides 4 bed accommodation.

There are external works required on the development that include road (marked in red on the adjacent photograph), footpath, street lighting and public open space works (marked in green on the adjacent photograph).



Tenure

We are instructed to market the freehold interest in the portfolio.

Data Room

Access to our Data Room is available on request.

Asking Price

We are instructed to invite offers for the freehold interest in the portfolio. Offers for the whole portfolio or for individual sites will be considered.

Sale By Administrators

The portfolio is offered for sale on behalf of the Joint Administrators of Camstead Limited, Scotfield Group Limited & Yelcon Limited.

The Administrators offer no title or collateral warranties associated with the portfolio.

The Joint Administrators act as agents of Camstead Limited, Scotfield Group Limited & Yelcon Limited without personal liability.

Warranties

Completion certificates for the build complete units within the portfolio are included within our Data Room.

Viewings

Viewings are strictly by appointment only. Please contact Watling Real Estate to arrange a viewing.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful purchaser/s to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details
- 2) Identification and verification of ultimate beneficial owners
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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WATLING
REAL ESTATE

December 2024

Subject to Contract

Property Reference: 223071

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