



**RESIDENTIAL DEVELOPMENT SITE
CAPTAIN STREET
BRADFORD
BD1 4HA**



FOR SALE

**City Centre Development Opportunity
Comprising a Site of 0.237 Hectares (0.585 Acres)
With Outline Planning Consent
For the Construction of 84 x 2-Bedroom Apartments
Complete with Undercroft Car Parking
PRICE: Offers in the Region of £600,000**

RESIDENTIAL DEVELOPMENT SITE – CAPTAIN STREET, BRADFORD, BD1 4HA

LOCATION

The property is situated on the north-eastern fringe of Bradford City Centre, occupying a position bounded by Captain Street, Priestley Street, Pine Street and North Street with drive-in access provided direct from Captain Street.

Immediate surrounding users are mixed and comprise a variety of commercial and office land users. We would further make comment the property is only a short distance from the Broadway Shopping Centre and on the fringe of the Little Germany Conservation Area.

DESCRIPTION

The site gently slopes from east to west extending to approximately 0.237 hectares (0.585 acres) or thereabouts

It is tarmac surfaced and rectangular in shape having previously housed a substantial office and warehouse building but more recently used as a public pay and display car park.

Outline planning permission has been granted to develop the entire site with a purpose built 6-storey apartment block which will provide 84 x 2-bedroom apartments complete with undercroft car park and balconies with each accessed from a central corridor.

SERVICES

The site currently benefits from the provision of mains electricity but the previous buildings on site did benefit from all mains services and it is assumed these are available for reconnection subject to the usual consents.

Prospective purchasers are recommended to make their own enquiries in this regard.

PLANNING

Outline planning permission was granted under Application No. 17/02821/MAO on the 24th October 2017 for, “multi-storey” residential development with undercroft car parking”. The proposed development is 6-storey in height and estimations are that it will accommodate 84 x 2-bedroom apartments, each of which will be in excess of 55.74 sq. m. (600 sq. ft.) in size complete with allocated undercroft car parking.

A full copy of the Decision Notice and associated plans relating to this outline planning consent are attached for information.

TERMS

The freehold interest in the property is offered for sale with full vacant possession at an asking price of Offers in the Region of £600,000

ENERGY PERFORMANCE CERTIFICATE

It is understood an Energy Performance Certificate is not required.

LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal costs.

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

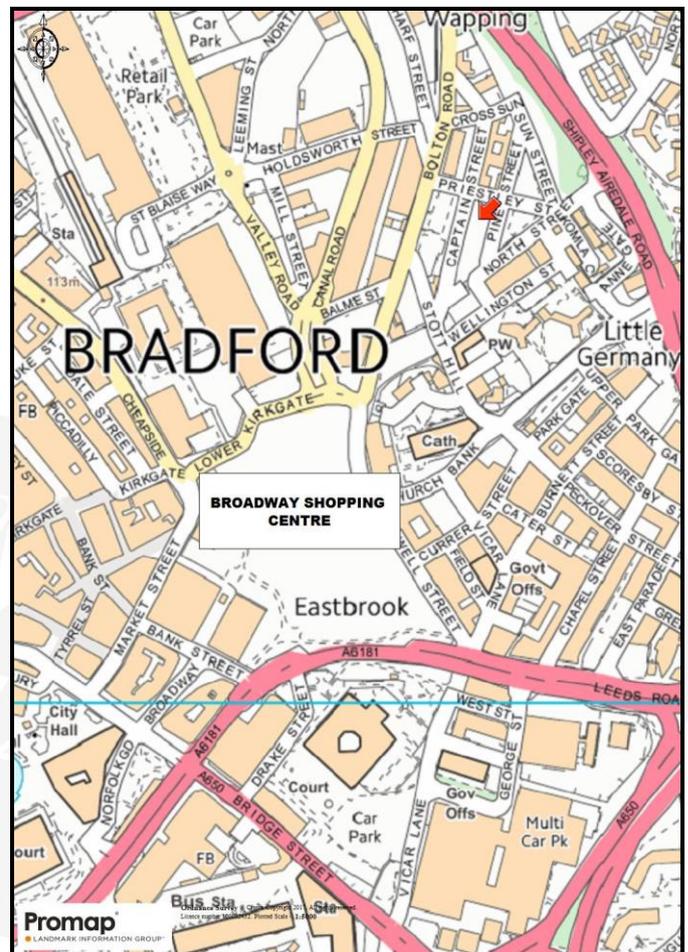
The site may be viewed at anytime during daylight hours, although this is entirely at the interested party's own risk.

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(Amended October 2017 – SPI/4085)



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