



## LAND AT WESTFIELD LANE IDLE, BRADFORD, BD10 8PY



**FOR SALE**

**Phase II Designated Housing Site  
Extending to Approximately 1.042 Hectares (2.57 Acres)  
Occupying a Popular Village Location in a Semi-Rural Position**

**PRICE – Offers Invited**



CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS

# LAND AT WESTFIELD LANE, IDLE, BRADFORD, BD10 8PY

## LOCATION

The land is located in Idle, a residential area some 3 miles north of Bradford City Centre. It occupies an attractive location, to the north-west of the village centre, on the fringe of the main housing area, with nearby uses including a nursing home, cricket field and open fields.

Idle is a popular residential area supported by good local schooling together with a wide range of amenities and services in the village centre.

## DESCRIPTION

The land comprises a greenfield site, accessed directly off Westfield Lane. Historically, we understand that there has been an element of "quarrying" and, as a result of this, detailed ground investigation reports are available upon request. The vendor is intending to develop a new church building on the far northern section of the site and this area is specifically excluded from the sale. The vendor will reserve a vehicular and pedestrian right of way over the land (the estate road leading to the development) to facilitate access to the new church building.

The land extends to a total gross area of approximately 1.042 hectares (2.57 acres).

## SERVICES

There are no main services connected to the land and these would need to be brought in with regard to any development.

## PLANNING

We are advised that the land is designated as a Phase II Housing Site under the Replacement Unitary Development Plan for the Bradford District. We are advised that the trigger point for the release of Phase II Housing Site (that being where a certain number of dwellings on Phase I Housing Site have been built out) has been reached and as such, Phase II Housing Site has joined the undeveloped Phase I Housing Site as being available to development. It is considered that planning permission for residential should be attainable.

We would also advise the land is situated outside of the Idle Conservation Area.

## CHARITIES ACT 2011

The property will be sold in compliance with the Charities Act 2011.

## TENURE

We are advised the property is freehold.

## ENERGY PERFORMANCE CERTIFICATE

We understand and Energy Performance Certificate is not required.

## PRICE

Offers are invited upon both a conditional and/or unconditional basis for the freehold interest in the land.

## VAT

We understand that there is no VAT election and VAT will not be charged on the purchase price.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049