



Residential Development Opportunity

(Subject to Planning Consent)

**Total of approx.
6.12 Hectares (15.12 Acres)**

Dean Beck
BRADFORD, BD6 1DE

MARK
BREARLEY
&
COMPANY

Dean Beck

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LOCATION

The site is situated south of Bradford City Centre, being virtually adjacent to the Staygate roundabout access to the M606 (Junction 3) at its junction with Rooley Lane/Mayo Avenue (A6177 - Bradford Outer Ring Road). Leeds is some 6 miles to the east and Halifax approximately 4 miles to the west. Access to the motorway network is excellent via the M606 which links to the M62 and Chain Bar (Junction 26) which ultimately gives access to the M621, M1 and A1(M).

The location is to the south of an established residential estate which is accessed along Staithgate Lane and Rooley Crescent. The property is close to the Richard Dunn Sport Centre, Bradford Bulls Rugby League Football Club at Odsal and the Best Western Cedar Court Hotel at Chase Way. The immediate area also incorporates a substantial Morrison's supermarket with associated petrol filling station at Mayo Avenue to the north-west, there is a large ASDA Store to the west, on Rooley Lane. South Bradford Golf Club is virtually immediately to the south of the site.



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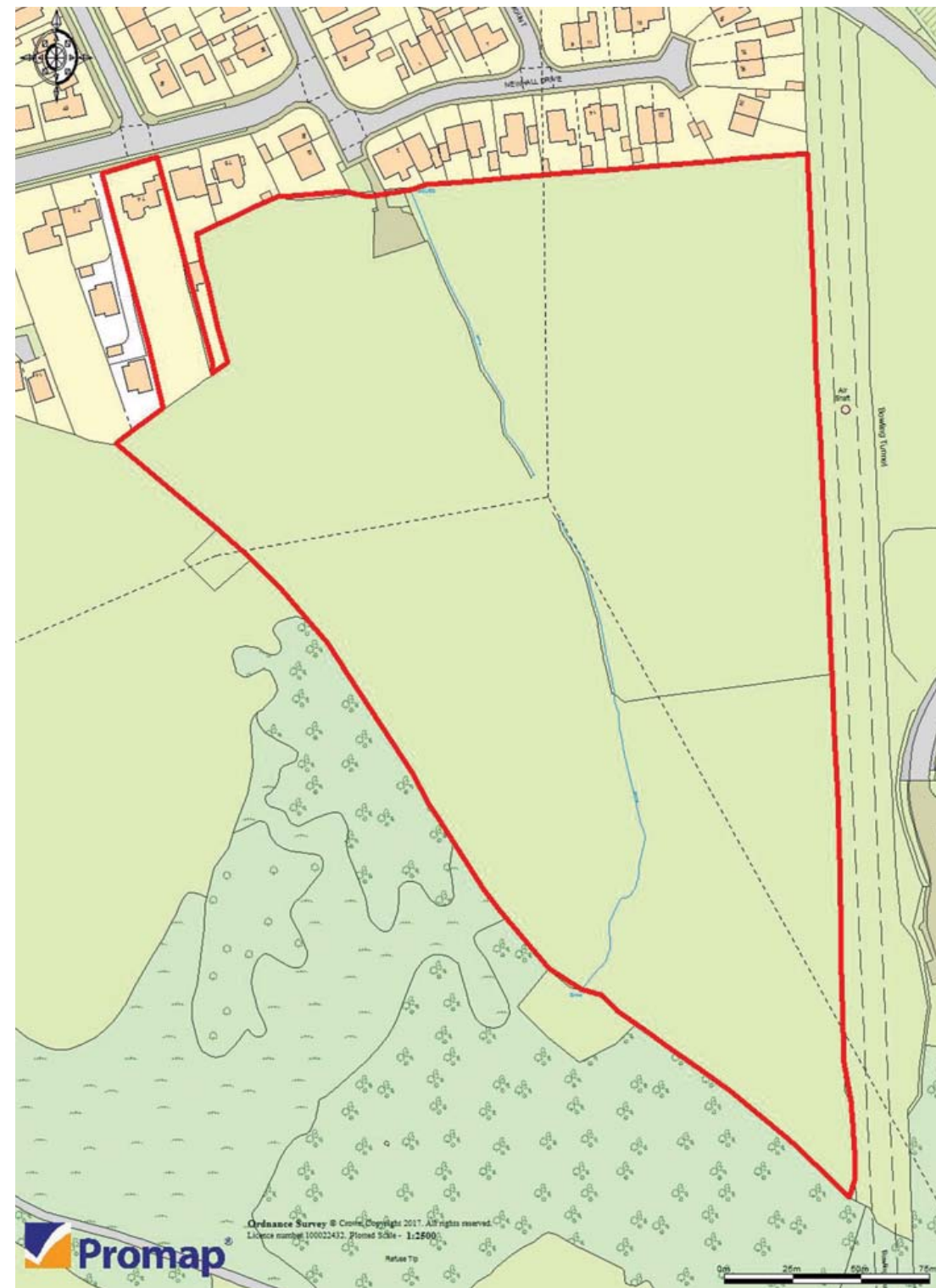
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DESCRIPTION

The opportunity comprises a substantial greenfield site considered suitable for residential development, and extending to a total of approximately 6.12 hectares (15.12 acres). The property has access from Rooley Crescent, which links to the nearby Rooley Avenue (A6036).

PLANNING/HIGHWAYS

The vendors have held detailed pre-application discussions with The Local Authority Planning Department, and consider the property suitable for residential development, subject to an appropriate consent being obtained. More information in relation to Planning, and Highways matters is available upon application, through the Data Room. Interested parties are advised additionally to satisfy themselves as to the planning situation, and the prospects for development of the site.





SERVICES

Purchasers should satisfy themselves to the availability or otherwise of any services, their location and capacity.

ENERGY PERFORMANCE CERTIFICATE

We understand that an Energy Performance Certificate is not required.

TENURE

The property is freehold and vacant possession would be provided on completion.

VAT

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

IMPORTANT NOTICE: Mark Brearley and Company give notice to anyone who may read these particulars as follows:-
Misrepresentation Act – Mark Brearley and Company for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract, they are believed to be correct but any intending purchasers or tenants but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each them. (ii) no person in the employment of Mark Brearley and Company has any authority to make or give any representation or warranty in relation to the property. January 2018.
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PRICE

Offers are invited on a conditional and/or unconditional basis for the freehold interest – Subject to Contract.

FURTHER INFORMATION

A Data Room is available, which will provide further information in relation to ground investigation, planning enquiries/investigations, highways, title etc. Access to the Data Room can be made on application to the sole agents.

VIEWING

The site can be viewed from the adjoining public Highway at any reasonable time. Access to the site is strictly by appointment with the sole selling agent.

CONTACT

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