

# Whetley Reservoir

Former Whetley Service Reservoir  
Carlisle Road, Bradford BD8 8DB



## For Sale

Residential development site of approximately 0.71 hectares (1.76 acres)  
With outline planning permission for 26 x 4 bedroom town houses and  
8 x 2 bedroom apartments



# Whetley Reservoir

Carlisle Road, Bradford, BD8 8DB

## Location and Description

A 0.71 hectare (1.76 acre) former reservoir site, having frontage to Carlisle Road, Bavaria Place and Church Street, located approximately 1 mile North West of Bradford City Centre. The site is situated in Manningham, a well known suburban location, on the periphery of the City Centre, in a densely populated area straddling the Bradford Outer Ring Road (A6177), of which Carlisle Road itself forms part.

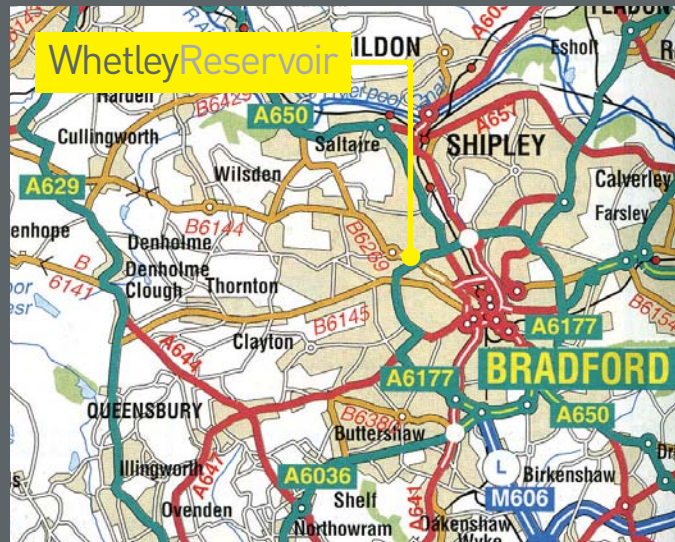
To the North East of the site is Miriam Lord First School. Nearby to the South West is Manningham Sports Centre and, established predominantly terraced housing exists surrounding the site with areas of redevelopment and commercial properties in and amongst.

Nearby at the junction of Whetley Hill and Whetley Lane (the continuation of Carlisle Road) is an area currently under development for medical use including the Ashwell Medical Centre and a new 3 practice health centre, currently under construction.

Located on the site, is a former service reservoir and, further information in relation to the makeup of the reservoir, its construction etc are available within the information pack.

## Planning

The site has the benefit of an outline planning consent, granted subject to a Section 106 Agreement, for 24 town house units together with 8 x 2 bedroom apartments. A copy of the planning information is available within the information pack.



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## The Opportunity

The site is offered for sale by way of an informal tender. It comprises the single lot, shown on the attached plan, with the benefit of the planning consent. Offers are to be submitted on the offer form contained within the information pack, to the offices of Mark Brearley & Company, 13 Park View Court, Shipley, BD18 3DZ, to be received no later than 12 noon on Friday 14th March 2008. Offers by fax or email will be considered, provided these are timed and dated to be received prior to 12 noon. Our clients preference is for unconditional offers.

## Tenure

Freehold with vacant possession.

## Viewing

The site can be viewed from the adjoining public highways at any reasonable time. Site inspection is strictly by appointment with the sole selling agents.

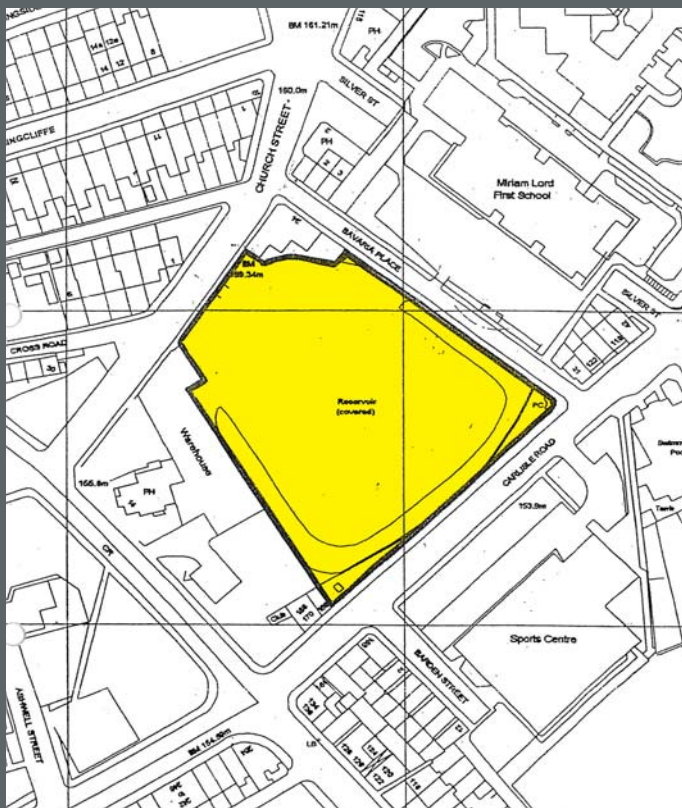
## Information Pack

An information pack is available by way of a CD Rom. Interested parties are invited to apply in writing for the CD Rom enclosing a cheque in the sum of £50 plus VAT (£58.75 inc. VAT) payable to Mark Brearley & Company. The information pack will include; planning information, indicative layout, Section 106 Agreement, engineers report, highways information, draft contract, local searches, title information and all necessary legal information required for an exchange of contracts to take place.

## Further Information

Requests for further information should be directed to the sole selling agents:-

Mark Brearley & Company  
12 Park View Court  
Shipley  
West Yorkshire  
BD18 3DZ  
Tel: 01274 595999  
Email: enquiries@markbrearley.co.uk



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**MARK  
BREARLEY  
&  
COMPANY**  
01274 595999  
12 PARK VIEW COURT SHIPLEY BD18 3DZ

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