



FOR SALE

Commercial/Residential Development Site

2.767 acres

Leeds Road, Shipley, BD18 2JN

Agency | Consultancy | Development | Investment | Valuation

0113 245 0550

Dove Haigh Phillips LLP, Devonshire House, 38 York Place, Leeds, LS1 2ED

Location

The site is located with frontage onto Leeds Road, Shipley, approximately 100 meters east of Shipley Railway Station. Shipley town centre is located approximately 300 meters to the west, accessed via Leeds Road (A657) and Otley Road.

Shipley is located approximately 4 kilometres north of Bradford city centre and approximately 12 kilometres to the west of Leeds city centre. The world heritage village of Saltare is accessed via Leeds road approximately 1 kilometre to the west.

The immediate surrounding area provides a mixture of commercial and residential uses with McDonalds, Aldi and Ibis hotels being in the vicinity.

Description

The site presently comprises a generally level plot of land with open frontage to Leeds Road. A vacant warehouse is located to the south of the plot of steel frame construction underneath an aluminium clad roof with brick and metal clad elevations.

A comprehensive suite of documents are available at Bradford.gov.uk/planning (Ref: 13/03792/MAF) including geoenvironmental surveys and detailed plans.

Access

The site has access via Leeds Road, however a new route is proposed from the Leeds Road/Carr Lane/Crag Road junction to facilitate wider mixed-use redevelopment.

Planning

Bradford Metropolitan District Council have recently proposed to redevelop the surrounding area incorporating residential, business space and improvements to the railway station vehicle parking facilities. Further details including plans can be found at bradford.gov.uk/planning.

Ref: 16/09516/MAO - Construction of access road, bridge & station car park.

Ref: 16/09513/MAF - Construction of 85 dwellings & access.

The subject site achieved full planning permission in 2013 for the construction of a foodstore and petrol filling station (Ref: 13/03792/MAF). The application was submitted jointly with Morrisons, however the retailer did not proceed.

Tenure

The site is held jointly on two freehold titles between our clients and Bradford Metropolitan District Council. The entire site is available with vacant possession.

Freehold: WYK449937 - Known as land fronting Leeds Road, Shipley.

Freehold: WYK791887 - Land to the rear.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers are invited for the freehold interests with vacant possession.

Viewing Arrangements and Further Information

For further information and viewing arrangements please contact:-

Simon Dove

Tel: 0113 245 0550

Email: simon.dove@dhp.org.uk

Mike Dove

Tel: 0113 245 0550

Email: mike.dove@dhp.org.uk

