



UNIVERSITY OF BRADFORD

SCIENCE & MEDIA MUSEUM

ALHAMBRA THEATRE

FORMER ODEON CINEMA SITE

BRADFORD COLLEGE

CITY HALL

PROVIDENT FINANCIAL HEAD OFFICE

JURY'S HOTEL

BRISTOL STREET MOTORS

NCP CAR PARK



One City Park

Thornton Road /
Tetley Street,
Bradford, BD1 2DG

DESCRIPTION

- Development Site Extending to a total of approximately 0.508 hectares (1.256 acres)
- Extant Planning Consent for 878 student bed accommodation over 14 Floors
- Bradford City Central Location

FOR SALE



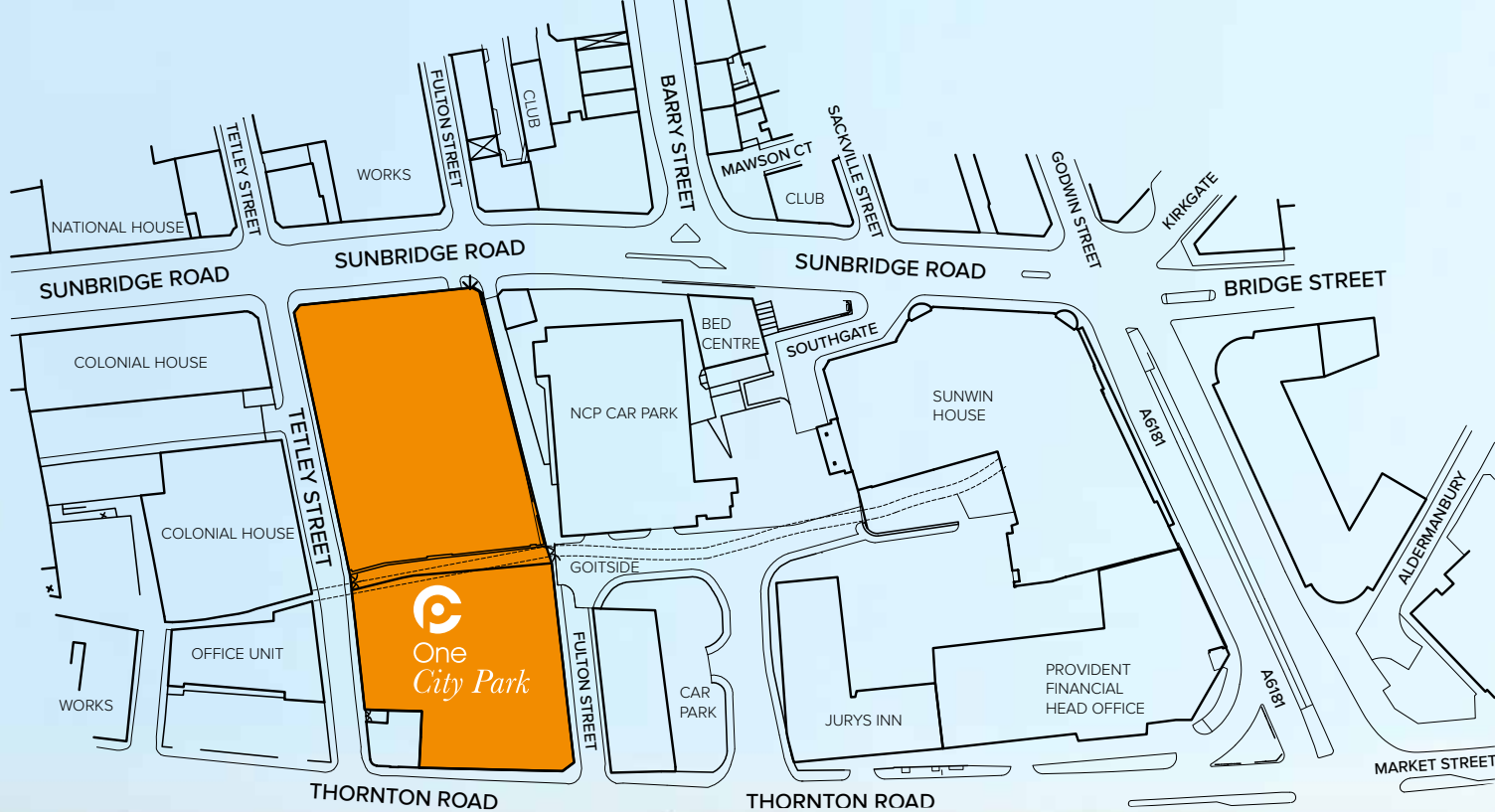
LOCATION

The property occupies an excellent fringe of city centre location, at the junction of Thornton Road (B6145) and Tetley Street, with substantial rear frontage to Sunbridge Rd (A6181).

It is immediately adjacent to the Southgate multi-storey car park (NCP) and only a few yards from the Head Office of Provident Financial Plc and a 200 bed Jury's Hotel.

The property is on the periphery of what is known as the "Learning Quarter" in Bradford, which includes City Park (£27 Million Council funded project), Bradford College, University of Bradford and the Sustainable Student Village.

In the immediate area are also the Alhambra Theatre and the National Science & Media Museum. Proposed redevelopment of the former Odeon Cinema is a few hundred yards to the east.

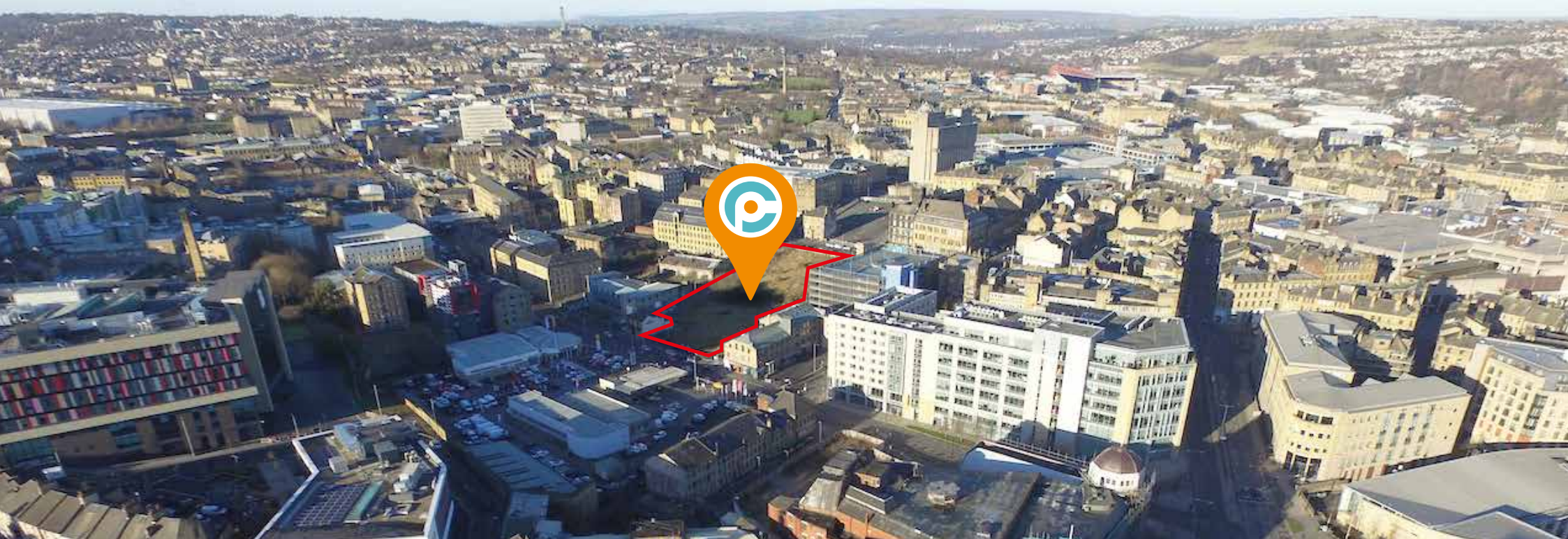


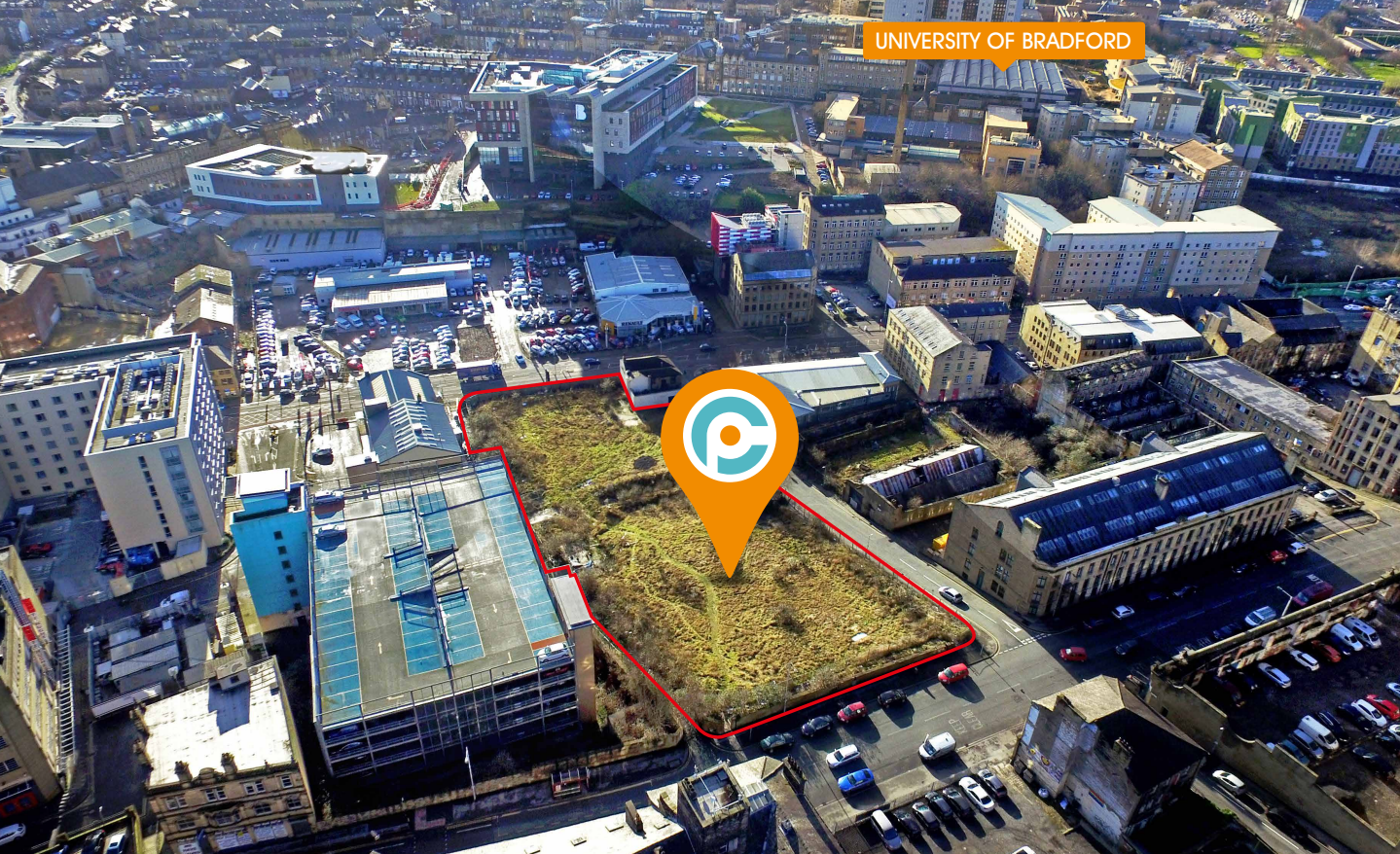
— SITE/DESCRIPTION

The property comprises a cleared site extending to approximately 0.508 hectares (1.256 acres).

The site has substantial frontages to Thornton Road, Tetley Street and Sunbridge Road.

Access to the site is currently available from Tetley Street although appropriate access points will be available once the redevelopment has been undertaken.





— BRADFORD

The city of Bradford has a Local Authority population in the order of 530,000. It forms part of the West Yorkshire conurbation, which is the fourth largest urban area in the United Kingdom.

Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester. The city benefits from its own motorway spur (M606), which provides excellent vehicular links to M62 and the larger motorway network.

Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London Kings Cross.



PLANNING CONSENT

Detailed and extant planning consent has been granted for 204 student flats providing a total of 878 student bedroom accommodation, over 14 floors.

The site has also previously had planning consent for a residential development of 276 one and two bedroom apartments (now expired) and, the site is also considered suitable for the majority of city centre uses including hotel, offices etc. subject to the necessary consents being obtained.

TENURE

Freehold

ENERGY PERFORMANCE CERTIFICATE

Due to the nature of the property an Energy Performance Certificate (EPC) is not required.

FURTHER INFORMATION /DATA ROOM

Further information in relation to the development site is available upon request and a Data Room can be made available to appropriately interested parties.

VAT

We understand that the property is elected for VAT, and VAT will be chargeable on the sale.

PRICE

Offers are invited upon a conditional and/or unconditional basis for the freehold interest with the benefit of the current extant planning permission.

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.


One
City Park

Thornton Road /
Tetley Street,
Bradford, BD1 2DG

MARK
BREARLEY
&
COMPANY

01274 595999

13 PARK VIEW COURT SHIPLEY BD18 3DZ

Tel: 01274 595999

Email: mark@markbrearley.co.uk

Web Site: www.markbrearley.co.uk