

FOR SALE

FREEHOLD DEVELOPMENT OPPORTUNITY

2.83 Acres

- ◆ PROMINENT LOCATION
- ◆ 2.83 ACRES
- ◆ NEIGHBOURING LIDL, STARBUCKS & GREGGS
- ◆ PLATEAU PREPARED

Land At Union Mills, Harrogate Road
Bradford, BD2 3SP

LOCATION

The site is located prominently on Harrogate Road (A658) in Fagley, close to the Victoria Road/ Pullan Avenue roundabout. Harrogate Road is the main arterial route linking North Leeds to Bradford City Centre. It is located 3 miles to the North East of Bradford Centre and approximately 4.5 miles from the M606, which provides access to the M62 and the wider motorway network.

DESCRIPTION

The cleared site is part of a wider development, which sits on the former Union Mills complex. Demolition and reclamation of the mill buildings and pond are underway. The site will be accessed off Harrogate Road via a shared access road. The adjacent retail scheme includes Lidl, Starbucks and Greggs and practical completion is expected Spring 2020. A development plateau will be prepared ready for future development to an agreed CBR rating. An area of the site is subject to a no build zone for visibility, however, it is suitable for car parking or service yards.

PLANNING

There is an implemented planning consent for an A1 Retail scheme -Ref (17/04007/MAF). We believe it may be suitable for alternative uses and that there is sufficient demand for an Industrial / Trade Counter Scheme in this area (Subject to Planning).

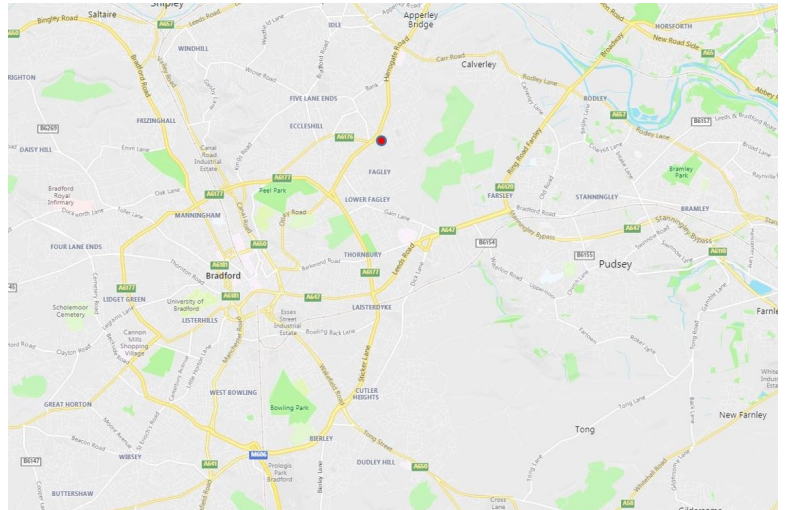
For viewing arrangements or to obtain further information please contact:

Hazel Cooper

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ACCOMMODATION

The total site area is 2.83 acres (1.15 hectares).

VAT

VAT will be payable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser prior to instructing solicitors.

TERMS

The site is held freehold. An unconditional sale will be favoured by the vendor. For further information please contact one of the joint agents, JLL or Carter Towler.

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