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On behalf of

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Freehold Development Opportunity For Sale

Land at Dockfield Road, Shipley, West Yorkshire, BD17 7AB

Mixed Use Development Opportunity (Subject to Planning)

Site Area – 1.27 ha (3.15 acres)



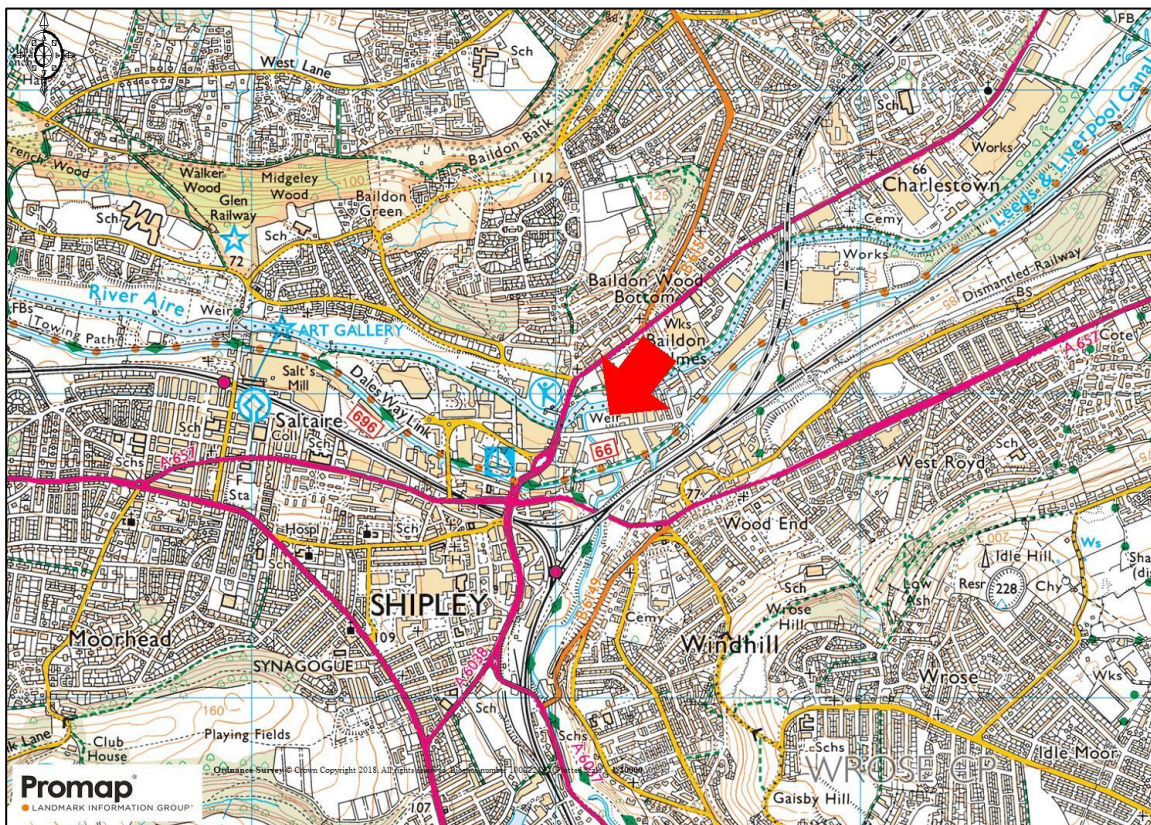
Background

We are delighted to offer the freehold interest in Land at Dockfield Road, Shipley. The property is located in a mixed use location and has the potential for a variety of uses (subject to planning). This is an excellent opportunity to acquire an attractive, well connected site, with a waterside setting, in the heart of Shipley.

Location

The property is located in Shipley 19 km (12 miles) west of Leeds, 5km (3 miles) north of Bradford. The site is located on the eastern edge of Shipley town centre close to Otley Road which is a primary road providing access and egress to the town centre. The site is split into two distinct sections, divided by Dockfield Road.

Shipley Rail Station is located approximately 0.8km (0.5 miles) to the south west and provides a direct Northern service to Bradford in 10 minutes and direct to Leeds in 15 minutes. The A650 Bradford road lies within a few miles of the site providing access to Bradford and the wider region.



Description

The property is broadly rectangular in shape and extends to approximately 1.27 hectares (3.15 acres). The site is a former gasworks where other associated uses also resided.

The site is split into two distinct sections connected via a subway under Dockfield Road. The northern section is approximately 1.51 acres and the southern section is approximately 1.64 acres. The River Aire is to the north of the subject property forming a natural physical boundary. Running alongside the entire western flank is the Bradford Beck.

The land is generally flat and has been remediated. The site is offered with vacant possession.



Planning

The site has previously had outline planning consent for a mixed use development including office (B1), residential development (C3) and associated access roads (Ref: 08/02269/OUT)

Planning related queries should be referred to the Local Authority, Bradford Metropolitan Council on 01274 432111.

Remediation

The site has been remediated.

Environmental information is available from the www.ngpp.co.uk website.

Guide Price

Offers invited.

Title

The site edged red on the Ordnance Survey plan is being offered for sale freehold. The Property is held under title numbers WYK731238 by Birch Sites Ltd.

Services

We are advised that all main services are connected to the site, although we advise that these have not been checked by BNP Paribas Real Estate. Prospective purchasers should confirm the availability of services for their own proposals via the appropriate statutory body.

BNP Paribas Real Estate have not tested any of the service installations and provides no warranties as to their condition.

Further Information

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