

For Sale

Development Land*

Roadside/Residential opportunity

Former Bus Lay-by, Smiddles Lane, Bradford, BD5 9NT



- 0.53 Acres (0.21 Ha)
- Prominent site located in residential area
- *Suitable for a variety of uses, Subject to Planning
- Close proximity to M606

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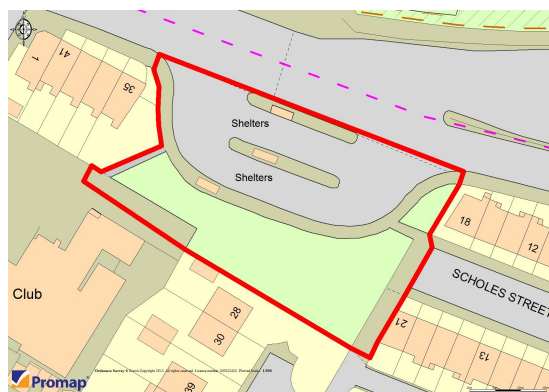
Location



The site is located off Smiddles Lane in the Faxfleet area of Bradford approximately one mile south of Bradford city centre, three miles north of Junction 26 of the M62 and 0.6 miles west of Junction 3 of the M606. The A641 Manchester Road runs north south 100 metres to the east of the site. The site is located in a predominantly residential area with some commercial uses fronting onto Manchester Road.

Description

The subject site comprises of a bus lay-by constructed of concrete hardstanding with shelters and adjoining grassed verge and trees (not protected).



Accommodation

Approximate site measurements have been taken from Promap. We understand the site provides the following:

Accommodation	Hectares	Acres
Site Area	0.21	0.53

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand Business Rates are not payable for the present use.

Tenure & Title

The site comprises two parcels of land registered under two Titles with the Land Registry. WYK511564 is under the ownership of WYCA and WYK853417 is under ownership of BCC.

The sites are offered For Sale Freehold.

Planning

Interested parties are advised to make planning enquiries with Bradford city council.

Guide Price

£200,000.

Overage

The purchaser will be bound by an overage agreement with the Vendor. Further details upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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