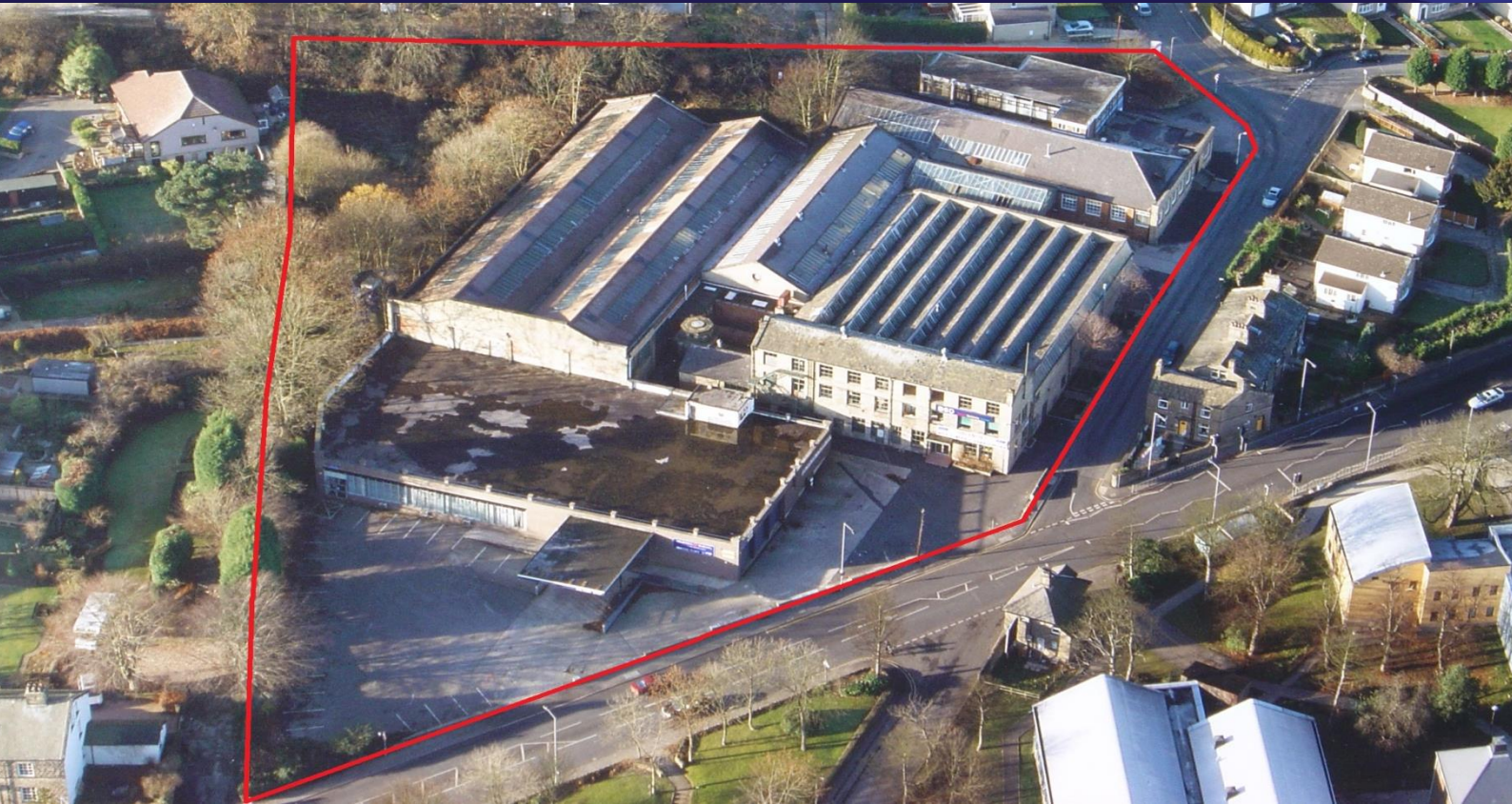


# FOR SALE SUPERB DEVELOPMENT OPPORTUNITY



## ASHFIELD MILLS, LEEDS ROAD, IDLE, BRADFORD, BD10 9AD

PRICE ON APPLICATION

- \ Popular location between Idle and Thackley.
- \ Outline planning permission for 35 dwellings.
- \ Rare residential/mix used/retail development opportunity.

### AVAILABLE SPACE

Mill complex occupying a total site area of 0.88 Hectares (2.17 Acres)





## LOCATION

Ashfield Mills is located fronting Leeds Road (A657) with a return frontage to Ashfield Road close to the popular village of Idle and 3 miles to the north of Bradford city centre.

The immediate area is well served by all local amenities with primary and secondary schools very closeby.

The Apperley Bridge railway station is also closeby providing direct links to Bradford and Leeds and the site is well positioned for all transport links.

## DESCRIPTION

The property comprises a large mill/industrial complex occupying a spacious 0.88 hectares site (2.17 acres) approx. which slopes gently from west to east.

The complex is bounded by the main Leeds Road (A657) and Ashfield Road and is positioned within a popular residential area.

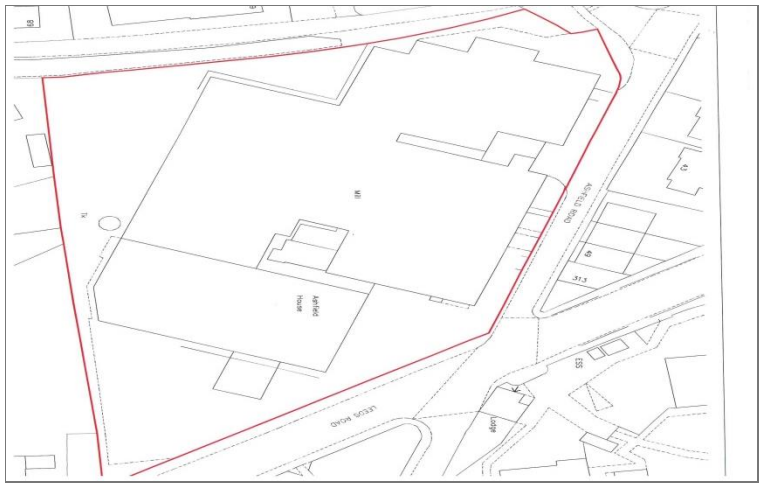
The property enjoys planning consent for residential development but is also suitable for mixed use/retail, development etc subject to planning.

## PLANNING

The property has the benefit of outline planning permission for the demolition of the existing buildings and construction of 35 dwellings (Application Number 16/0704/MAO).

Full details and supporting documentation/plans are available on the Bradford Councils Planning website - <https://planning.bradford.gov.uk/online-applications/>.

The scheme shown covers a mix of two and three bed houses.



## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Freehold and available with vacant possession.

Price – on application.

## LEGAL COSTS

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

## VIEWING

By prior arrangement with the agents:

Eddisons  
Tel / 01274 734101  
Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)

**MARCH 2018**  
**SUBJECT TO CONTRACT**  
**FILE REF / 731.4054A**

For more information, visit [eddisons.com/property](http://eddisons.com/property)  
T: 01274 734101

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