

FOR SALE

UPON INSTRUCTIONS OF



West Yorkshire
Fire & Rescue Service

**LAND AT BRADFORD ROAD
BIRKENSHAW
BRADFORD
BD11 2DY**

- SIGNIFICANT RESIDENTIAL DEVELOPMENT SITE
- POPULAR & CONVENIENT VILLAGE LOCATION
- OUTLINE PLANNING PERMISSION FOR A SCHEME OF UP TO 30 DWELLINGS
- GROSS SITE AREA OF 1.49 HECTARES (3.68 ACRES)



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Land at Bradford Road,
Birkenshaw, Bradford BD11 2DY

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Location

The site is located in the popular urban village of Birkenshaw, occupying a prominent and convenient position on Bradford Road (A651).

The cities of Bradford and Leeds are located 4½ miles and 7½ miles distant respectively, whilst the Chain Bar Roundabout intersection of the M62 and M606 motorways is located 1½ miles south-west.

The immediate surrounding area is mixed residential and commercial with neighbouring properties including housing and Oakroyd Hall, the headquarters of the West Yorkshire Fire & Rescue Service.

Description

The site comprises part of the grounds and buildings of Oakroyd Hall, the headquarters of the West Yorkshire Fire & Rescue Service.

It forms the north-eastern portion of Oakroyd Hall adjoining Bradford Road (A651) and currently encompasses six small office buildings, a large communications building, car parking, together with open gardens and grounds. The existing buildings will need to be demolished as part of the proposed redevelopment scheme.

The site extends to a total gross area of around 1.49 hectares (3.68 acres) and benefits from Outline Planning Permission for residential redevelopment.

EPC

The site is being offered for redevelopment and is therefore exempt from the requirement for an EPC.

Planning

Outline Planning Permission was granted by Kirklees Council on 30 November 2016 under application number 2014/60/93173/E for 'Outline application for the demolition of existing buildings and erection of up to 30 dwellings (access and layout)'.

An indicative scheme supporting the application suggests the development of 24 detached houses and 6 semi-detached houses, all with garages, parking and gardens.

Planning has been granted subject to a Section 106 Agreement which in addition to the provision for affordable housing, contains the following commuted sums:

Bus Shelter Contribution - £12,000
Education Contribution - £50,598
MetroCard Contribution - £14,273
Open Space Financial Contribution - £97,205

The application, supporting plans and Decision Notice are available to download from the Kirklees Council website.

Enquiries concerning planning issues should be directed to the Planning Department at Kirklees Council on 01484 414746.

Terms

The site is offered freehold with vacant possession upon completion.

Note

The buyer will be obliged to undertake specific boundary treatment works as part of the proposed development, further details of which can be made available to seriously interested parties.

Price

Offers are invited in the region of £2,000,000.

VAT

The site is not subject to VAT.

Offer Process

The closing date for the receipt of offers is 12.00 noon on Friday 31 March 2017, offers to be submitted direct to the vendor on a prescribed form and in a dedicated envelope, these being available to interested parties on request.

Viewing

For further information and viewing arrangements, please contact the sole selling agent:

Paul Diakiw
Direct Line: 01274 452000
Email: paul.diakiw@walkersingleton.co.uk
Ref: 35756
Mar-17



Raven House, Kingsgate, Bradford, BD1 4SJ

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