



## LAND AT THE REAR OF 144 BOWLING HALL ROAD, BRADFORD, BD4 7SS



**FOR SALE**

**Residential/Commercial Development Site  
Extending to Approximately 0.439 Hectares (1.05 Acres)  
Suitable for a Variety of Uses – Subject to Planning Consent**

**PRICE – Offers in Excess of £300,000 – Subject to Contract**

# LAND TO THE REAR OF 144 BOWLING HALL ROAD, BRADFORD, BD4 7SS

## LOCATION

The property is situated close to the junction of Bowling Hall Road and Rooley Lane (A6177), approximately 1½ miles south of Bradford City Centre. Bowling Hall Road, is situated between Wakefield Road/Tong Street (A650) and the Staygate Roundabout of the M606 (Junction 3). The property is more particularly located to the rear of houses fronting onto Bowling Hall Road, and directly to the rear of a medical centre and clinic fronting onto Rooley Lane. Immediately to the south-west of the site is a large Asda store, and the service yard of the store abuts the south-western boundary of the premises.

The property is therefore strategically well placed having excellent access to both Bradford City Centre, Bradford Ring Road and hence Leeds, and also to the M606 and M621 motorways.

## DESCRIPTION

The property comprises a site of approximately 0.439 hectares (1.085 acres), with access from Bowling Hall Road. The site was last utilised as a laundry and is located in a mixed residential and commercial area. Given the proximity of the various medical centres/clinics, Asda Superstore etc., the site is considered suitable for a variety of alternative uses subject to appropriate planning consents being obtained.

## PLANNING PERMISSION

The property was last utilised as a laundry. No planning applications have subsequently been made and, interested parties should make their own enquiries of Bradford Council's Planning Office as to any proposed uses they may have in mind.

An indicative residential scheme has been prepared by our clients architects and is available upon request if required. Subject to Planning.

## GROUND INVESTIGATION

A Phase 1 desktop and Walkover Report have been prepared and these are available upon request.

## PRICE

Offers in excess of £300,000 – Subject to Contract.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required for this property.

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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