



Gateway Centre Land - Ravenscliffe Avenue Ravenscliffe, Bradford, BD10 0JJ

Thackeray Road

Ravenscliffe Avenue

footpath

Ravenscliffe Community Project

Thackeray Road

Proposed site layout
(Approximate site area - 0.52 hectares / 1.28 acres)
Scale - 1:500 @ A1

Indicative Site Section
Scale - 1:500 @ A1

Units B (Back to earth)

Units A

Ravenscliffe Road

ground floor

first floor

Floor plans
Scale - 1:100 @ A1

A 2 bedroom affordable unit
(12 units shown)
ground floor - 35sqm
first floor - 35sqm
total GIA - 70sqm / 75sqm

high level windows

ground floor

first floor

Floor plans
Scale - 1:100 @ A1

B 3 bedroom affordable unit - Back to earth
(14 units shown)
ground floor - 43sqm
first floor - 43sqm
total GIA - 86sqm / 92sqm

RAVENSCLIFFE ROAD BRADFORD
Proposed feasibility Study - Option 1 housing
701.02 (SK) 001

HALLIDAY CLARK
ARCHITECTS

FOR SALE

Residential Development Opportunity

Site Extending to Approximately 0.52 Hectares (1.28 Acres)

**Considered Suitable for 12 x 2 Bedroom Units and 12 x 3 Bedroom Units
with Appropriate Car Parking Facilities - Subject to Planning Consent**

PRICE – Offers Invited



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

Gateway Centre Land – Ravenscliffe Avenue, Ravenscliffe, Bradford, BD10 0JJ

LOCATION

The property is situated fronting Ravenscliffe Avenue, a few hundred yards south of its junction with Harrogate Road (A658) and approximately 2 miles north east of Bradford City Centre.

The property is located in the Centre of a large former Local Authority housing area, now predominantly affordable housing, with frontage to Ravenscliffe Avenue. Immediately to the rear of the site is the Ravenscliffe Community Development Project known as The Gateway Centre, and, directly opposite is Incommunities Office, Premier Convenience Store etc. The property has substantial frontage to Ravenscliffe Avenue.

DESCRIPTION

The site extends to approximately 0.52 hectares (1.28 acres). It has frontage to Ravenscliffe Avenue and slopes upwards towards The Gateway Centre (from East to West). The site is roughly rectangular in shape and, it is not believed to have ever been developed, currently being used as rough scrubland etc.

PLANNING

We understand the property is not currently allocated for any purpose however, we believe that it would be suitable for a variety of uses in particular residential development. Our clients have arranged for a number of alternative feasibility studies to be undertaken by Halliday Clark Architects and copies of these are available upon request. We would recommend that interested parties make their own specific planning enquiries. Our clients would be happy to enter into a conditional contract based on planning consent being obtained.

GROUND INVESTIGATION

We regret that no ground investigation information has been obtained and interested parties should make their own ground investigations at their own cost.

PRICE

Offers are invited for the freehold interest of the property subject to contract and a scheme acceptable to the vendor.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

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.

VIEWING

The property may be viewed at any time from Ravenscliffe Avenue.

FURTHER INFORMATION

Further information may be obtained from the sole selling agents:-

Mark Brearley & Company

Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(January 2016 – 4542N / MAJB)

MISREPRESENTATION ACT 1967: These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049