



Residential Development Site Balfour Street, Bradford, BD4 7JT



FOR SALE

**Residential Development Site
With Planning Permission for 5 x 4-Bedroom Houses**

PRICE - £150,000

Residential Development Site - Balfour Street, Bradford, BD4 7JT

LOCATION

The property is situated fronting onto Balfour Street, immediately adjacent to Leicester Street Club, in an established residential area, close to the junction with Leicester Street, approximately one mile south east of Bradford City Centre. The surrounding area is well established residential in nature and communications both to the City Centre and south to the M606 motorway etc. are good, due to the close relationship of the property to Wakefield Road.

DESCRIPTION

The property comprises a former car park area, extending to approximately 0.058 hectares (0.144 acres) with substantial frontage to Balfour Street.

PLANNING

Planning consent has been granted for the erection of 5 x 4-bedroom town houses, each extending to approximately 130 sq. m. (1,400 sq. ft.) with car parking areas and small rear gardens.

Planning Application No. 15/02943/FUL granted on 17 July 2015. Further details available upon request.

PRICE

Offers are invited in the region of £150,000 – subject to contract, for the freehold interest with the benefit of the planning consent as indicated and vacant possession upon completion.

VAT

All prices quoted are exclusive of any VAT liability – 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.

VIEWING

The property may be viewed at any time

CONTACT

Further Information available from the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site - www.markbrearley.co.uk

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

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