

LAND WITH DEVELOPMENT POTENTIAL FOR SALE

Formerly

CHELLOW GRANGE QUARRY



HAWORTH ROAD, BRADFORD, BD9 6NT

DESCRIPTION

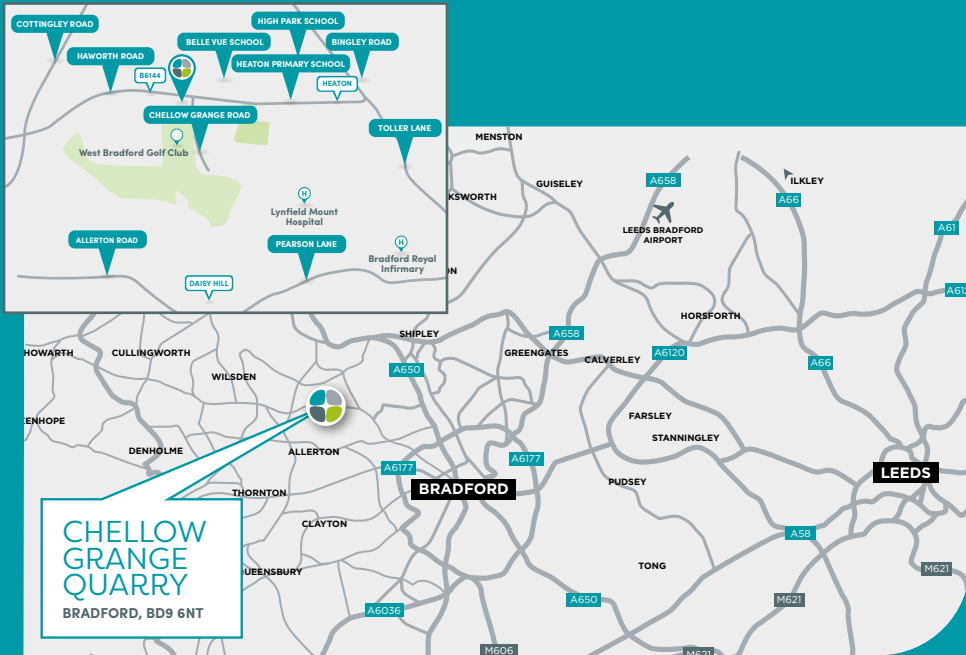
The site comprises a former quarry, with surrounding land. The site area extends to approximately 2.11 hectares (5.2 acres) and, has frontage and access from both Haworth Road and Chellow Grange Road.

Part of the site will require filling, due to its previous quarry use prior to development being undertaken.

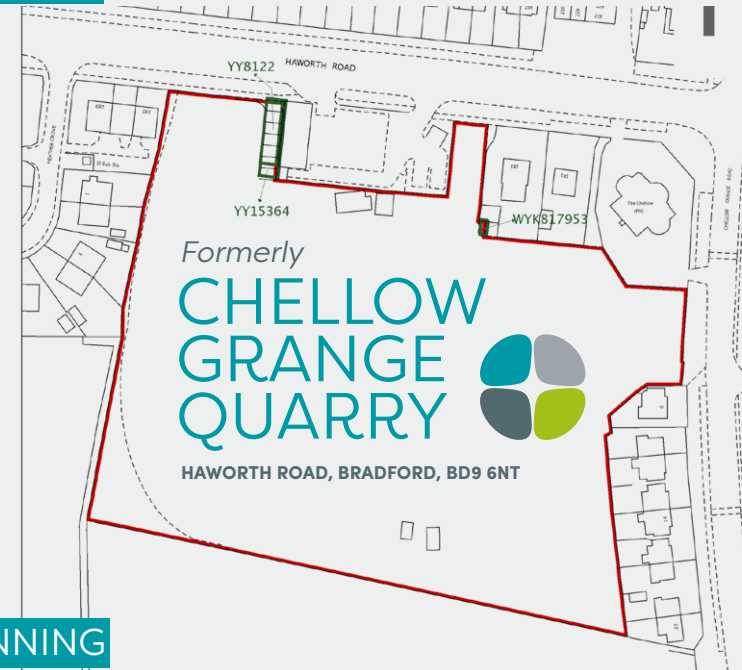
Planning approval for the construction of 101 dwellings was granted in March 2009 (now expired).

LOCATION

The development site is situated approximately 3 miles north-west of Bradford City Centre and 3 miles south-west of Shipley Town Centre. It is positioned on the periphery of an established residential area, and currently has frontages to both Haworth Road (B6144) and Chellow Grange Road, with West Bradford Golf Course immediately to the south. There are a number of local amenities in the immediate vicinity including Chellow Heights Service Station, Tesco Express Haworth Road, Haworth Road Library etc. Belle Vue Boys School, High Park School and Heaton Primary School are all nearby.



SITE PLAN



PLANNING

Planning approval for the construction of 101 dwellings was granted on 2 March 2009 under Planning Approval No. 08/00585/FUL. A Section 106 Agreement also was included. This consent has now expired however, information relating to this may be obtained from the Council's website at www.bradford.gov.uk by following the appropriate planning link.

Interested parties are advised to satisfy themselves as to the planning situation and the prospects for development of the site.

SUMMARY

SERVICES - Purchasers should satisfy themselves as to the availability or otherwise of any services, their location and capacity.

ENERGY PERFORMANCE CERTIFICATE - We understand an Energy Performance Certificate is not required.

TENURE - The property is freehold and vacant possession will be provided upon completion.

VAT - We understand there is no VAT election and VAT will not be charged on the purchase price.

PRICE - Offers are invited upon a conditional and/or unconditional basis for the freehold interest subject to contract.

VIEWING:

The site can be viewed from the adjoining public highway at any reasonable time. Access to the site is strictly by appointment with the sole selling agent:-

MARK BREARLEY & COMPANY

Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Website: www.markbrearley.co.uk



MIS REP: Mark Brearley & Co give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Mark Brearley & Co has any authority to make any representation or warranty whatever in relation to this property.

Mar 2017.

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