



**Former Kingswood Arms  
Sticker Lane / Cutler Heights Lane  
Bradford, BD4 9JU**



**FOR SALE**

**Prominent Corner Site of 0.1 Hectares (0.25 Acres)  
Incorporating Burnt Out Public House Premises  
But with Planning Consent Granted on 6 July 2015 for  
Redevelopment of the Site to Provide Hand Car Wash Facilities**

**GUIDE PRICE: £100,000**

**BEST & FINAL OFFERS ARE SOUGHT BY 12 NOON ON 14<sup>TH</sup> JULY 2017**

# Former Kingswood Arms – Sticker Lane / Cutler Heights Lane, Bradford, BD4 9JU

## LOCATION

The property occupies an extremely prominent location at the Junction of Sticker Lane (A6177)– Bradford Outer Ring Road) and Cutler Heights Lane – which ultimately leads to Dick Lane and joins Leeds Road (A647). The property is close to the junction of Sticker Lane and Wakefield Road (A650) approximately 1½ miles south-east of Bradford City Centre. There are excellent communications by road to Junction 27 of the M62/M621 and to the Staygate Roundabout Junction with the M606.

The property is in an excellent position to take full advantage of substantial volumes of passing vehicular traffic.

## DESCRIPTION

The property comprises a prominent corner site extending to a total of approximately 0.10 hectares (0.25 acres). The site is occupied by the now fire damaged and derelict former Kingswood Arms Public House, which previously provided a total gross internal floor area in the region of 443.52 square metres (4,774 square feet) with car parking areas and access from Cutler Heights Lane.

## PLANNING CONSENT

Planning consent was obtained in October 2015 (Application No. 15/02862/FUL), for redevelopment of the site to provide a hand car wash facility. Further details in relation to the planning consent are available upon request, together with drawings, elevations etc.

The consent required the development to commence no later than the expiration of 3 years from the date of the Notice.

## HIGHWAYS

The property is currently affected by a designation for a Highway Improvement Scheme, which was identified on the Bradford UDP dated 1989, carried forward on the revised UDP dated October 2005 and was reaffirmed by the Council in 2013. Interested parties should make their own further enquiries in relation to this aspect of the property.

## RATING ASSESSMENT

We understand that the property is not currently assessed for rating purposes.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

The Uniform Business Rate for 2017/2018 is 47.9 pence in the £.

## TENDER

Guide Price - £100,000.

**Offers upon an unconditional basis are sought by 12 noon on 14<sup>th</sup> July 2017.**

## 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) has been commissioned.

## VIEWING

Strictly by prior appointment with the joint selling agents:-

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

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

**GERWYNBRYAN Property Solutions – Tel: 0113 234 6250**

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