



**LAND AT ELWYN ROAD  
WEST BOWLING  
BRADFORD, BD5 7HN**



**FOR SALE**

**Residential Development Opportunity  
Comprising a Site of Approximately 0.052 Hectares (0.128 Acres)  
Considered Suitable for Residential Redevelopment (Subject to Planning)**

**PRICE – £75,000 Subject to Contract**

# LAND AT ELWYN ROAD, WEST BOWLING, BRADFORD, BD5 7HN

## LOCATION

Situated approximately 1½ miles south of Bradford City Centre in an area known as West Bowling, the site in question is situated at the southern end of Elwyn Road in a mixed but predominantly residential user area.

Immediate surrounding land users consist of post-war semi-detached housing in addition to which Bowling Old Lane Cricket Club and Bowling Park Primary School & Nursery are located immediately to the south.

The area is reasonably well served by public transport and the nearby A641 Manchester Road provides access to the City's Outer Ring Road and nearby motorway spur less than one mile to the south.

## DESCRIPTION

The site in question is relatively level and extends in total to approximately 0.052 Hectares (0.128 Acres) or thereabouts with access provided direct from Elwyn Road.

The site has stood vacant for a number of years but previously housed a row of seven domestic garages with forecourt car parking and has since been left to natural vegetation growth but is securely fenced with gated access.

## SERVICES

We have no specific information regarding services connected to the site but believe all main services are available for direct connection within Elwyn Road.

Prospective purchasers are recommended to make their own enquiries in this regard.

## PLANNING

Our client is in the process of submitting an Outline Planning Application for residential redevelopment of the site which will involve the construction of 3 or 4 residential units. Further details on this Outline Planning Application are available on request.

## TERMS

The freehold interest in the property is offered for sale with full vacant possession at an asking price of £75,000.

## VAT

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

## LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

It is understood an Energy Performance Certificate (EPC) is not required.

## VIEWING

The site may be viewed at any time during daylight hours, although this is entirely at the interested parties own risk.

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