



**RESIDENTIAL DEVELOPMENT OPPORTUNITY
FERNCLIFFE ROAD/ MORNINGTON ROAD
BINGLEY, WEST YORKSHIRE, BD16 2PB**



FOR SALE

**Residential Development Site with Full Planning Consent
Extending to approximately 0.127 Hectares (0.314 Acres)
The site has full planning consent for the construction of
13 x 2-bedroom, 1 x 1-bedroom & 2 x 3-bedroom duplex apartments,
together with on-site car parking**

PRICE – £350,000 – Subject to Contract

Residential Development at Ferncliffe Road/Mornington Road, Bingley, West Yorkshire, BD16 2PB

LOCATION

The property occupies an excellent corner location at the junction of Mornington Road and Ferncliffe Road, adjacent to the Britannia Wharf residential development being a continuation of Ayrton Crescent. The site is in an established residential area adjacent to Falkland Court and near to the newly constructed Bingley Health Centre, which is situated across the road at the junction of Kingsway and Ferncliffe Road.

Strategically, the property is extremely well placed. It has excellent access to the A650, which is just beyond the Leeds Liverpool Canal and within a few yards of the site.

Ferncliffe Road and the canal bridge at Britannia Street also provide good access to the town centre by foot and the many appropriate amenities nearby.

DESCRIPTION

The property comprises a sloping development site with frontage to Mornington Road, Ferncliffe Road and Edward Street, extending to 0.127 hectares (0.314 acres). The site is currently vacant and has the benefit of residential planning consent for an apartment scheme.

PLANNING PERMISSION

Planning consent has been granted for development of the site - Ref. No. 16/08399/MAF. The consent is for the construction and development of 13 x 2-bedroom, 1 x 1-bedroom and 2 x 3-bedroom duplex apartments, together with associated undercroft and surfaced car parking in accordance with plans and drawings submitted. Further details and information in relation to planning consent is available upon request.

GROUND INVESTIGATION

We regret that no ground investigation information has been undertaken and we would recommend that interested parties undertake ground investigations at their own cost.

PRICE

£350,000 – Subject to Contract – Plus VAT (if appropriate)

VAT

VAT will be charged at the prevailing rate – if applicable

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required for this property.

VIEWING

The property may be viewed at any time from the public highway:-

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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.

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