



**5/7 THE STAITHES  
BROWGATE  
BAILDON, BD17 6DB**



**FOR SALE**

**Residential Development with Full Planning Consent  
To Provide 3 x 2-Bedroom Apartments  
With Parking**

**PRICE – Offers in the Region of £150,000**

# 7 THE STAITHES, BROWGATE, BAILDON, BD17 6DB

## LOCATION

Situated only a short distance south of Baildon Village Centre, the property occupies a position to the rear of a small parade of retail units situated at the corner of Baildon Road (B6151) and Cliffe Avenue. Users within this parade include a McColls Convenience Store and Baildon Fisheries fish & chip shop.

The area itself is an established and sought after residential location comprising in the main a mix of post and pre-war residential housing.

## DESCRIPTION

The property comprises two single storey semi-detached properties last utilised for commercial purposes, situated to the rear of a small parade of retail units on Baildon Road. The site has full planning consent to demolish the existing building with the construction of a new 2-storey building containing 3 x 2-bedroom apartments with parking.

Further information is available from Bradford Planning Website under Planning Application No. 16/05148/FUL. Further information is also available upon request.

## PRICE

Offers are invited in the region of £150,000 for the freehold interest, with vacant possession – Subject to Contract.

## 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) is not required until completion of the conversion has been undertaken.

## VIEWING

Strictly by prior appointment with the Sole Selling Agent:-

**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)

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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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