



**DEVELOPMENT SITE
TRAFALGAR STREET/SNOWDEN STREET, OFF HAMM STRASSE
BRADFORD, BD1**



FOR SALE

**Development/Car Parking Opportunity
Extending to Approximately 0.478 Hectares (1.18 Acres)
Suitable for Alternative Uses Subject to Planning Permission
Occupying a prominent corner position just off Hamm Strasse/Manningham Lane
On the northern periphery of Bradford City Centre
With the benefit of expired planning consent for 362 residential units
Together with 345 car parking spaces**

PRICE – Offers invited

DEVELOPMENT SITE - TRAFALGAR STREET/SNOWDEN STREET, OFF HAMM STRASSE, BRADFORD, BD1

LOCATION

The property is situated at the junction of Trafalgar Street and Snowden Street, with access from both Manningham Lane (A650), Midland Road and Hamm Strasse (Bradford Inner Ring Road – A6181). The site is situated immediately to the rear of Sovereign Healthcare, in an established commercial area of the city, on the northern periphery, just outside the Inner Ring Road.

Nearby are Toys R Us, Jollies Pet Store and a wide variety of other office and commercial occupiers nearby on Manor Row, North Parade etc.

The property is therefore well and prominently located in a visible position.

DEVELOPMENT SITE

The development site extends to approximately 0.478 hectares (1.18 acres). It has frontages from Trafalgar Street and Snowden Street, and good visibility from Midland Road, Manningham Lane and Hamm Strasse. Access is currently from two points on Trafalgar Street and Snowden Street.

The site slopes downwards from west to east and is currently used for temporary car parking.

The site is considered suitable for a variety of alternative uses subject to appropriate planning consent being granted.

PLANNING PERMISSION

We understand that planning consent was granted 28th February 2013, being a renewal application of a consent from 2007. The application number is 12/03157/MAS. The grant of application, subject to a Section 106 Agreement is defined as being "renewal of planning application 07/10500/FUL for 362 residential units (including 164 studios, 109 one-bed and 89 two-bed): provision of 327 car parking spaces plus 18 visitor spaces and ancillary A1/A3 and B1/D1 uses with landscaped courtyard and public realm improvements".

A copy of the appropriate planning consent is available upon request.

The consent has now expired.

PRICE

Offers are invited for the freehold interest – vacant possession on completion, Subject to Contract (plus VAT – if appropriate)

VACANT POSSESSION

Vacant possession is to be provided upon completion.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is not required.

VAT

VAT will not be chargeable upon the sale price

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the joint selling agents:-

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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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