



**RESIDENTIAL DEVELOPMENT OPPORTUNITY  
BLAKEHILL WORKS, BRADFORD ROAD, IDLE, BRADFORD  
WEST YORKSHIRE, BD10 8SQ**



**FOR SALE**

**Residential Development Site with Outline Planning Consent  
Extending to Approximately 0.40 Hectares (0.988 Acres)  
The Site has Outline Planning Consent for the Construction of 14 Houses  
Namely 3 x 2-bedroom, 7 x 3-bedroom & 4 x 4-bedroom houses**

**PRICE – £650,000 – Subject to Contract**



**CHARTERED SURVEYORS &  
COMMERCIAL PROPERTY CONSULTANTS**

# Residential Development at Blakehill Works Bradford Road, Idle, Bradford, BD10 8SQ

## LOCATION

The property occupies an excellent location fronting Bradford Road, Idle, approximately 2.5 miles north east of Bradford City Centre, in an established residential area close to a large Wm Morrison Supermarkets Foodstore, with associated car parks, Petrol Filling Station, and other occupiers including Pets At Home, Poundland, McDonalds Drive Thru etc.

The 5 Lane Ends Roundabout is nearby to the south west, and the site has good communications and access to both Bradford outer Ring Road (A6177), and Harrogate Road (A658). Apperley Bridge Railway Station, which gives direct access to Leeds is 1 mile to the north.

## DESCRIPTION

The property comprises a development site with frontage and access from Bradford Road, extending to a total gross area of 0.40 hectares (0.988 acres).

The site is currently vacant and has the benefit of an Outline Planning Consent for a scheme of 14 houses as shown on the attached plan.

## PLANNING PERMISSION

Planning consent has been granted for development of the site - Ref. No. 19/04862. The planning consent is for the following dwellings:

Type A	3 x 2 bed (4 person)	79.4 sqm
Type B	7 x 3 bed (5 person)	93.2 sqm
Type C1	4 x 4 bed (6 person)	118.9 sqm

Further details and information in relation to planning consent is available upon request.

## GROUND INVESTIGATION

An Intrusive Ground Report has been undertaken and can be made available to interested parties upon request.

In addition a Method Statement can be made available in respect of the recent demolition of the former industrial buildings on the site.

## PRICE

£650,000 – Subject to Contract with full Vacant Possession upon Completion.

## VAT

The site is not registered for VAT, and VAT will not be charged on the sale price.

## 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:-

**Mark Brearley & Company – Tel: 0113 3891049**  
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(March 2020 – 6567 / CJF)



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