



**DEVELOPMENT SITE
HAMM STRASSE/CANAL ROAD
BRADFORD, BD1 4RP**



FOR SALE

**City Centre Development Opportunity
Comprising a Site of Approximately 0.20 Hectares (0.50 Acres)
With Planning Consent for 117 Apartment Development
Suitable for Other Uses (Subject to Planning Consent)**

Price Upon Application

DEVELOPMENT SITE

HAMM STRASSE/CANAL ROAD, BRADFORD, BD1 4RP

LOCATION

Midland Mills occupies a high profile main road location situated at the junction of Hamm Strasse (Bradford Inner Ring Road – A6181) and Canal Road/Shipleigh Airedale Route (A650). Nearby is the Forster Square Retail Park which includes major retailers such as Asda Living, Argos, Currys, Costa, Greggs, Subway and Outfit.

Canal Road, Shipleigh Airedale Route is one of the main traffic thoroughfares linking the city and areas to the north with the M606, M62 and M621 motorway network.

DEVELOPMENT SITE

The development site extends to a total of approximately 0.20 Hectares (0.50 Acres). It has substantial frontage to Hamm Strasse/Shipleigh Airedale Route/Canal Road and has an existing “drop kerb” access to the rear from Cape Street. The site is generally level with hard surface although there are no specific boundary walls or features.

PLANNING CONSENT

Planning consent was granted on 5th January 2011 in conjunction with the remainder of Midland Mills for the conversion of three mill buildings into apartments with commercial space at ground floor level and the construction of two new residential buildings and commercial space with undercroft car parking. Application No. 10/03379/FUL. This particular site had provision for a new, 9-storey building having a total gross internal area of 7446.70 sq. m. (80,156 sq. ft.), and to provide 117 one and two bedroom apartment units. Further details in relation to the planning consent is available upon request.

The property may be suitable for a variety of alternative uses, subject to necessary planning consent being obtained.

RATING ASSESSMENT

The property will require reassessment for rating purposes upon application.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

PRICE

Price upon Application

BRADFORD CITY CENTRE GROWTH ZONE

This property is situated in the Bradford City Centre Growth Zone.

For further details of available incentives, please visit www.investinbradford.com or contact Kevin Reed on 01274 434270.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

We understand that the vendor has elected to charge VAT.

LEGAL COSTS

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

VIEWING

The property is available to view at any realistic time subject to the proper caution being taken by anybody inspecting.

Mark Brearley & Company – Tel: (01274) 595999
Email: enquiries@markbrearley.co.uk
Web Site - 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.

13 Park View Court, Shipleigh BD18 3DZ
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ
Tel: 0113 3891049

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