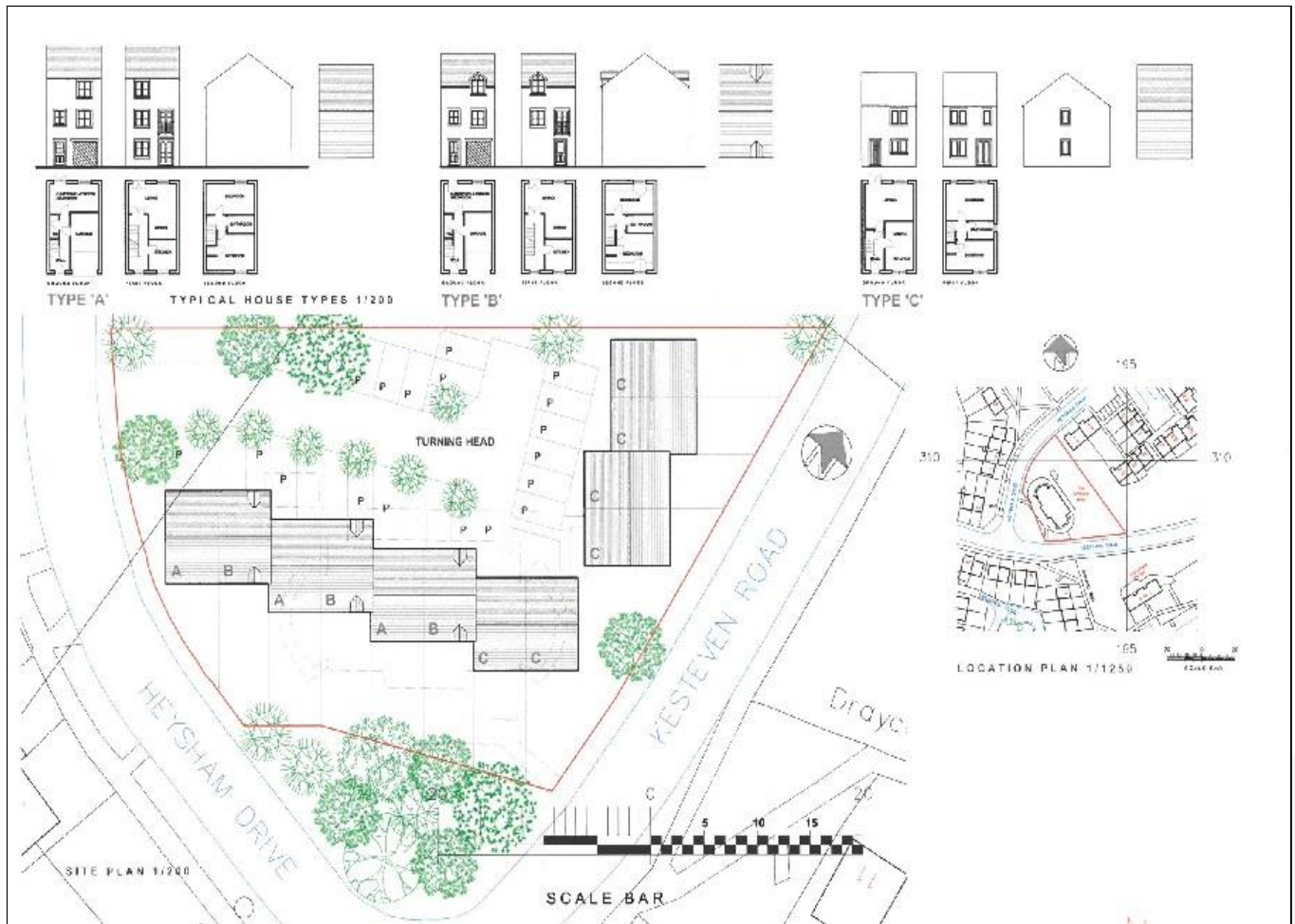




**Development Site - Heysham Drive / Kesteven Road  
Bradford, BD4 0AD  
(Former Tempest Public House Site)**



**FOR SALE**

**Development Site Extending to Approximately 0.21 Hectares (0.52 Acres)  
With Outline Planning Consent for the  
Development of 11 Residential Dwellings**

**GUIDE PRICE: £150,000 Subject to Contract**



# Development Site - Heysham Drive/Kesteven Road, Bradford, BD4 0AD

## LOCATION

The property is situated approximately 2½ miles south-east of Bradford City Centre and occupies a position at the junction of Kesteven Road and Heysham Drive, in a densely populated area, within the former Local Authority Holme Wood Housing Estate.

The property is surrounded by predominantly residential development although nearby is Wedgewood House and Rycroft Primary Academy. The usual shopping and other facilities are available nearby on Broadstone Way, which also provides access to Tong Street (A650).

## DESCRIPTION

The property comprises the site of the former Tempest Public House, which has now been cleared and demolished and, extends to a total of approximately 0.21 hectares (0.52 acres). The site has substantial frontages to both Heysham Drive and Kesteven Road and, is surrounded by similar residential (predominantly semi-detached) housing.

## SERVICES

We have no specific information regarding services connected to the site but believe that all mains services are available for direct connection within Kesteven Road and/or Heysham Drive.

Prospective purchasers are recommended to make their own enquiries in this regard.

## PLANNING

The site benefits from an Outline Planning Consent No 18/00237/MAO for the grant of Outline Planning Consent for the development of 11 dwellings. The consent was approved by City of Bradford Metropolitan District Council and is dated 11 September 2018. Further details are available upon request.

## PRICE

£150,000 – Subject to Contract for the freehold interest in the development site with full vacant possession.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

In the event of a sale, each party will be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

It is understood that an Energy Performance Certificate (EPC) is not required.

## VIEWING

The site may be viewed at any time during daylight hours from the highway, although this is entirely at the interested party's own risk.

## **Mark Brearley & Company**

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(September 2018 – 2219 / MAJB)



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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