



**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 5<sup>th</sup> 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](http://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](mailto:enquiries@markbrearley.co.uk)  
Web Site - [www.markbrearley.co.uk](http://www.markbrearley.co.uk)

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

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