



RESIDENTIAL DEVELOPMENT OPPORTUNITY
THE FORMER BEACON HOTEL
REEVY ROAD WEST, BUTTERSHAW, BRADFORD, BD6 3LH



FOR SALE

**Residential Development Opportunity
(With the Benefit of Outline Planning Permission)
Extending to Approximately 0.32 Hectares (0.79 Acres)
Planning Consent Granted for 14 Dwellings (Outline)
With Car Parking and Garden Areas**

PRICE: Offers in the Region of £300,000 - Subject to Contract

THE FORMER BEACON HOTEL – REEVY ROAD WEST, BUTTERSHAW, BRADFORD, BD6 3LH

LOCATION

The property occupies a corner position at the junction of Reevy Road West and The Crescent, immediately adjacent to Buttershaw Business & Enterprise College and near to a number of other occupiers including The Ridge Medical Practice, Health Living Pharmacy, Sandale Trust and Reevy Hill Primary School. The surrounding area is predominantly of high-density residential use, although in the immediate vicinity other occupiers include Farfield Primary School, Royds Enterprise Park and a large Tesco Superstore.

The site is situated approximately 2-miles south-west of Bradford City Centre and, approximately one mile from the Staygate roundabout junction of the M606 motorway

DESCRIPTION

The property comprises a site of approximately 0.32 hectares (0.79 acres), which currently includes the former Beacon Hotel. The site has substantial frontages to both The Crescent and Reevy Road West.

Planning consent has now been granted in outline for the development of 14 residential properties on the site. Further information available upon request.

SERVICES

We have no specific information regarding services connected to the site, but we believe that all main services are available for direct connection within The Crescent or Reevy Road West.

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

PLANNING

Planning consent has been granted – Application No. 18/04765/MAO “outline application for 14 dwellings (site area 0.32 hectares) requesting consideration of access and layout”. The site is proposed to be redeveloped for residential purposes and, further information including a copy of the Decision Notice and the site layout are available upon request.

PRICE

Offers are invited in the region of £300,000 – Subject to Contract for the freehold interest with vacant possession.

VAT

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

LEGAL COSTS

In the event of a sale, each party to be responsible for their own legal costs incurred in the transaction.

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 public highway, although this is entirely at the interested party's own risk.

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(March 2019 – Amended October 2019 – 3569 / MAJB)



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