

FORESTERS YARD HIGH STREET / LOWER GEORGE STREET, WIBSEY, BRADFORD, BD6 1QW

LOCATION

The property is situated within the centre of Wibsey, just off Upper George Street within Wibsey Village, approximately 2-miles south of Bradford City Centre. The site is accessed via Lower George Street/Oddy Place which in turn is accessed via Upper George Street. The site is situated to the rear of The Ancient Foresters Public House on Wibsey High Street

DESCRIPTION

The property comprises a yard areas extending to approx. 0.24 hectares (0.60 acres) and may be suitable for a variety of uses such as contractors' yard or as a storage facility. The yard is part hardcore surfaced with gated access from Lower George Street.

PLANNING CONSENT

Planning permission was granted on 27 March 2020, for the "construction of employment buildings (Use Class B1 A, B & C), car parking and external areas, access and associated works". The Application No is 20/00110/FUL".

The proposed scheme comprises 5 units each extending to a gross internal floor area of approximately 70 sqm (754 sqft) – total 350 sqm (3,770 sqft).

The proposed units are designed with an eaves height of approximately 5.1 m (12'9") to incorporate additional mezzanine space if required.

The proposed development/site plan incorporates substantial vehicle circulation, together with 20 car parking spaces (including 5 disabled), cycle parking and refuse areas.

Further information in relation to planning is available upon request.

PRICE

Price on Application

VAT

VAT will be charged at the prevailing rate – if applicable

RATING ASSESSMENT

The property will require reassessment upon occupation.

Uniform Business Rate 2020/2021 is 50.3 pence in the £.

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.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site - www.markbrearley.co.uk

(November 2020 – Amended July 2021 – 2676 / CJM)



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.

28 Victoria Street, Skipton, BD23 1JE
Tel: 01274 595999

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