

**FOR
SALE**
Development Site



Drummond Mill
BRADFORD

LUMB LANE | BRADFORD | BD8 7RP

3.07 HECTARES (7.58 ACRES)
+ BUILDINGS (21,819 SQ FT)

ACCOMMODATION

THE TOTAL CLEARED SITE AREA EXTENDS TO APPROXIMATELY 3.068 HECTARES (7.581 ACRES). IN ADDITION TO THIS ARE A NUMBER OF EXISTING LISTED BUILDINGS AS FOLLOWS:

- | | |
|--|---|
| 2-STOREY FORMER GATEHOUSE BUILDING:
346.00 sq. m. (3,724 sq. ft.) | 2-STOREY STONE BUILT BUILDING:
75.25 sq. m. (810 sq. ft.) |
| SINGLE STOREY BRICK BUILT BUILDING:
379.06 sq. m. (4,086 sq. ft.) | 2-STOREY STONE BUILT BUILDING:
1,075.99 sq. m. (11,582 sq. ft.) |
| SINGLE STOREY BRICK BUILT BUILDING:
150.22 sq. m. (1,617 sq. ft.) | TOTAL GROSS INTERNAL FLOOR AREA APPROX:
2,027.06 sq. m. (21,819 sq. ft.) |

Please Note: There is also a mill chimney on site which is understood to be listed.

FEASIBILITY STUDIES:



DESCRIPTION

THE PROPERTY COMPRISES A SUBSTANTIAL, PREDOMINANTLY CLEARED SITE, BEING FORMERLY THE SITE OF THE WELL-KNOWN DRUMMOND MILL, AND EXTENDING TO APPROXIMATELY 3.07 HECTARES (7.58 ACRES).

The site has substantial frontage to Lumb Lane and, further frontage and access from a variety of other points including Jinnah Court, Priory Court, Nostel Close and Wood Place.

The site, which has now been predominantly cleared, includes 5 remaining buildings, which extend to a total gross internal floor area of approximately 2,027.06 sq. m. (21,819 sq. ft.) which remain covered by the previous listed building designation. The site also includes a mill chimney.

The site was previously occupied by Drummond/Lumb Lane Mills, a substantial listed mill complex, which was destroyed by fire in January 2016. The land has subsequently been cleared and remediated to a high standard however, still incorporates the smaller buildings towards the southern boundary.

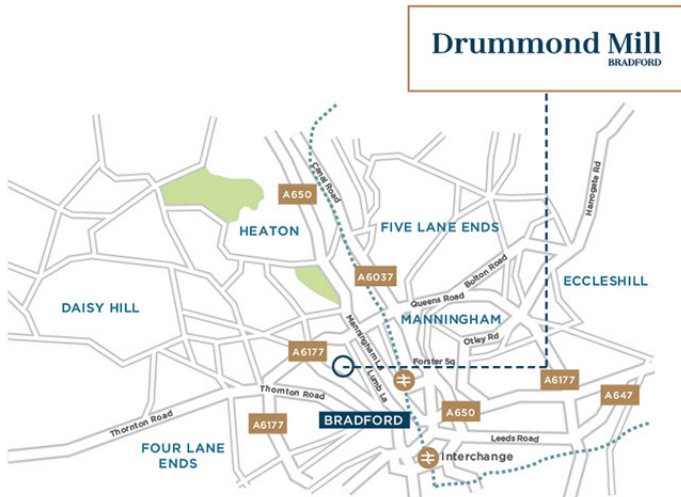
The site is considered suitable for commercial or potentially alternative residential, educational or other uses, subject to the appropriate planning consent being obtained.

BRADFORD

THE CITY OF BRADFORD
HAS A LOCAL AUTHORITY
POPULATION IN THE
ORDER OF 530,000.

It forms part of the West Yorkshire conurbation, which is the fourth largest urban area in the United Kingdom. Bradford is situated approximately 200 miles north of London, 9 miles west of Leeds and 38 miles east of Manchester.

The city benefits from its own motorway spur (M606) which provides excellent vehicular links to the M62 and the larger motorway network. Leeds Bradford Airport is approximately 8 miles to the north and direct trains run from Bradford Interchange to London Kings Cross.



LOCATION

The development site is situated on the northern periphery of Bradford City Centre. It has substantial frontage to Lumb Lane, which runs north from Westgate/White Abbey Road (B6144) and links through to Bradford Outer Ring Road (A6177). The surrounding area is densely populated but mixed in nature and incorporates a large number of commercial operations as well as high density residential.

The site has main access from Lumb Lane and additional access from Gracechurch Street and potential further points of access from Wood Place and Jervaulx Crescent. It lies in an established commercial and retail location, where occupiers include The Sweet Centre, K2, Cohens Chemist, Pind Restaurant, The Barrack Tavern, Mirza Travel & Harji & Son Cloth House.

Within the immediate vicinity are Dixons Manningham Primary School, Green Lane Primary & Nursery School, Abbey Green Nursery School, Atlas Community Primary School etc.

Substantial redevelopment has recently been undertaken nearby on Green Lane by Incommunities, to provide a large scale affordable housing scheme.

SERVICES

Purchasers should satisfy themselves of the availability or otherwise of any services, locations and capacities..

PLANNING

The vendors have made comprehensive and detailed planning enquiries and held meetings with the Local Planning Authority in relation to a number of potential uses. Whilst it is always the case that we recommend potentially interested parties make their own planning enquiries, planning details and information is available upon request.

As a result of this, the property is considered suitable for a wide variety of commercial, residential and other uses.

TENURE

The property is freehold and vacant possession will be provided on completion.

ENERGY PERFORMANCE CERTIFICATE

We understand that Energy Performance Certificates are not required given the nature of the property, listed buildings on site etc.

VAT

We understand the property is elected for VAT and VAT will be charged on the purchase price.

PRICE

Offers are invited upon a conditional and/or unconditional basis for the freehold interest with vacant possession.

VIEWING

The site can be viewed from the adjoining public highway at any reasonable time. Access to the site is strictly by appointment with the sole selling agent.

Drummond Mill
BRADFORD

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