



**Development Land / Car Park
Sunbridge Road / Thornton Road
Bradford, BD1 2HQ**



FOR SALE

**Car Park / Storage / Development Land
Extending to Approximately 0.43 Hectares (1.063 Acres)
With Good Frontage to Thornton Road**

PRICE – Offers in the Region of £250,000 Subject to Contract



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

Development Land / Car Park, Sunbridge Road / Thornton Road, Bradford, BD1 2HQ

LOCATION

The property is situated approximately ½ mile north-west of Bradford City Centre. It is located in a predominantly commercial area, with substantial frontage to Thornton Road, access from Water Lane and further secondary access from Sunbridge Road. The property is immediately adjacent to the Colonnade Building, a large residential development, and close to a number of commercial occupiers including Multi Brands International, UK Art Car Sales, Johnstones Paint etc.

Thornton Road is a well-known and popular arterial route out of the City (B6145) which links the City Centre with Thornton, Keelham, Denholme and beyond.

DESCRIPTION

The property comprises a former car park, extending to approximately 0.43 hectares (1.06 acres). The land slopes down from north to south and, has its main access point from Water Lane, just off Thornton Road.

The site includes a small gatehouse and benefits from substantial frontage to Thornton Road and secondary access from Sunbridge Road. A right of access runs through the property, in favour of an adjoining owner.

PLANNING

The site is considered suitable for a variety of uses subject to appropriate planning consents being obtained. An outline but now expired consent was obtained in May 2012 (Reference 11/05715/MAO), for a mixed use development comprising of church, community/multi-purpose hall, convenience retail, B1/B8 units, access and car parking.

The proposed use for this section of the site (as the application included another area of land) identified the property as being suitable for the construction of 4 x B2/B8 units totalling 5,200 square feet and a "mini food retail" of 3,700 square feet. Further information is available upon request or from the Bradford Council Planning Website.

RATING ASSESSMENT

The site will require reassessment for rating purposes.

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

Offers are invited in the region on £250,000 subject to contract for the freehold interest with vacant possession - Plus VAT.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

We understand the vendor has elected to charge VAT.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

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Web Site: www.markbrearley.co.uk

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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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