



Michael Steel & Co  
PROPERTY CONSULTANTS

**FOR SALE**

# **CONSENTED RESIDENTIAL DEVELOPMENT SITE**

**GLAZIER ROAD, OFF BRIGHOUSE &  
DENHOLME ROAD, QUEENSBURY, WEST  
YORKSHIRE**

0.42 ha (1.04 acres)



- Conveniently located residential development site only a short distance from Queensbury
- Benefiting from planning consent for the construction of five 4 bed dwellings
- Located on a large site and **PRICE REDUCED**

**0113 2348999**

## Location

The site is situated on Glazier Road, only a short distance from its intersection with Brighouse and Denholme Road. The A644 Brighouse and Denholme Road connects with Albert Road into the centre of Queensbury (which is only a short distance to the south east).

In the centre of Queensbury the A644 connects with the A647 which links Halifax town centre which Bradford city centre.

The site is situated to the west of Bradford city centre and to the north of Halifax, as well as benefitting from links to the M62 (specifically at Brighouse and Cleckheaton – junctions 25 and 26).

The site is situated in a pleasant semi rural area with amenities, including a large Tesco, available in Queensbury.

## Description

The site comprises a former water storage facility and the consent secured allows for the demolition of the derelict water storage tanks and construction of the proposed dwellings.



**Total Site Area 0.42 ha (1.04 acres) or thereabouts**

## Planning

Martin Walsh Residential secured on behalf of the owners a consent for the demolition of the derelict water storage tanks and construction of five 4 bed dwellings (application number 16/02041/FUL).

As part of the planning application submitted further information is available including:-

- Copy of planning consent/Decision Notice
- Existing plan & proposed site plan
- Proposed elevation & floor plans
- Phase I Geoenvironmental report
- Design & Access statement
- Ecological Appraisal
- Highway report

Prospective purchasers should satisfy themselves with regard to all planning matters direct with the local authority Bradford Metropolitan Council Tel: 01274 432111.

## Vacant Possession

The site is available with vacant possession.

## Price

Reduced to offers in the region of £395,000.

## VAT

The price is quoted exclusive of VAT.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the completing of the contract.

## Viewing/Enquiries

Strictly by appointment only with the sole agents:-

**Michael Steel & Co**  
**Alec Michael**

**Tel: 0113 234 8999**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)**

**Our Ref: 2258/A/M**  
**Updated February 2018**

**Subject to Contract**



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Michael Steel & Co conditions under which particulars are issued

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