



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

## **WELL LOCATED RESIDENTIAL DEVELOPMENT SITE**

**LOCKWOOD FARM, SPEN VIEW LANE/SHETCLIFFE  
LANE, BIERLEY, BRADFORD, BD4 6DQ**

Gross site area 4.49 ha (11.09 acres) approx.



- Large residential development site with in principle planning approval for 113 dwellings (subject to Section 106 Agreement)
- Conveniently located in Bierley between Bradford City Centre and J26 of M62 (Chain Bar)
- Proposed mix of 3 and 4 bed semi/detached dwellings along with small number of apartments

**0113 2348999**

## Location

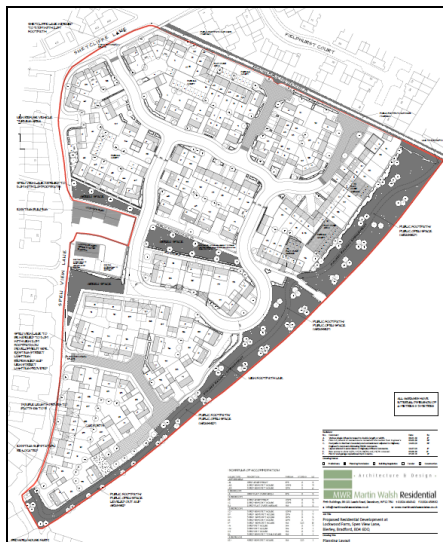
Lockwood Farm is situated with a significant frontage to Spen View Lane in a principally residential area on junction with Shetcliffe Lane in Bierley. The site is less than 2.5 miles to the south of Bradford City Centre, with principle access being taken via the A650 Wakefield Road.

The site is conveniently located for access to the M606, via the A6177 (forming part of Bradford ring road), with the M606 connecting the ring road with the M62 (at Chain Bar roundabout). The site is also easily accessible to the A650 Tong Street.

## Description

The site, which is held within two ownerships, extends to 4.49 ha (11.09 acres) gross site area with an in principle planning approval for development from Bradford City Council for 113 dwellings. The planning application number is 17/06074/MAF and subject only to resolution of the Section 106.

Martin Walsh Associates - represented the site owners – have prepared the site layout plan below identifying up to 113 dwellings. A schedule of accommodation is available upon request.



## Planning

Planning application 17/06074/MAF for residential development of Lockwood Farm was determined by Bradford City Council at Committee dated in August 2018, subject to Section 106 Agreement.

Additional information which accompanied the planning application is available upon request including:-

- Design & Access statement
- Flood Risk Assessment
- Geo-environmental appraisal
- Heritage statement
- Layout plans
- Transport Assessment
- Tree Survey
- Topographic survey

The information indicated herein is available from the joint agents or alternatively from Bradford Council planning portal.

## Services

Prospective purchasers should rely upon their own enquiries in respect of utilities/services.

## Vacant Possession

The site will be available with vacant possession to coincide with completion.

## Price

The joint agents are seeking offers for the landowners freehold interest in the site.

## VAT

All prices are quoted exclusive of VAT.

## Legal Costs

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

## Viewing/Enquiries

Strictly by appointment only with the sole joint agents:-

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

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

**Stephenson & Son**  
**Bill Smith**

**Tel: 01904 489731**  
**[rws@stephenson.co.uk](mailto:rws@stephenson.co.uk)**

**Our Ref: 2173/A/M**  
**Updated January 2019**

**Subject to Contract**



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**0113 2348999**  
**[www.michaelsteel.co.uk](http://www.michaelsteel.co.uk)**

**Michael Steel & Co** conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.