



Michael Steel & Co
PROPERTY CONSULTANTS

Upon the instructions of Administrators



FOR SALE

DEVELOPMENT LAND

138-140 THORNTON ROAD, BRADFORD, BD1 2DX

0.111 ha (0.275 acres) approx.



- Prominent position - within 0.25 miles of city centre
- Cleared site with development potential
- Freehold property subject to a number of leases and unilateral notices

0113 2348999

Location

The property is located fronting Thornton Road (B6145) approximately 0.5 miles from Bradford city centre and Bradford Forster Square train station with the Bradford University and college campuses on the opposite (southern) side of Thornton Road.

Description

The premises comprise a regular shaped and broadly level site, cleared of former buildings, with frontage and access off Thornton Road.

Site area 0.111 ha (0.275 acres) approx.

Services

Mains services are available to the property.

Prospective purchasers must make and reply upon their own enquiries in connection with the availability and capacity of services.

Tenure

The property is freehold with title number WYK678977.

The property is subject to 21 leases and 16 unilateral notices.

A summary report on title is available upon application.

Planning

Prospective purchasers must make and rely upon their own enquiries of the local Planning Authority.

The property has a planning permission, subject to Section 106 Agreement (including 13 affordable housing units) for the demolition of a building and construction of 88 studio/one bedroom units, new retail units/café, landscaped courtyard and new substation.

For further enquiries telephone Bradford Council Planning Department Tel: 01274 431000 or online at www.bradford.gov.uk/publicaccess

Rating

The premises will be assessed for rating purposes upon occupation/development.

Price

Offers in excess of £100,000 on an 'as is' basis.

Only parties who are able to demonstrate they are ready and willing purchasers with funds unconditionally available to proceed with a purchase as quickly as possible are invited to make offers.

VAT

The purchase price is exclusive of VAT, if applicable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in connection with a transaction.

Energy Performance Certificate

An EPC is not required for this property.

Viewing/Enquiries

The site is available to view from the highway. Prospective purchasers are requested not to access the property.

For further details/enquiries please contact:-

Michael Steel & Co
Andrew Steel

Tel: 0113 234 8999
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Our Ref: 2721/A/S
January 2019

Subject to Contract



Michael Steel & Co
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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.