



Michael Steel & Co
PROPERTY CONSULTANTS

On the instructions of DSI Business Recovery Liquidators of
Reeson Homes Ltd

FOR SALE

**CONSENTED RESIDENTIAL
DEVELOPMENT SITE**

WILSDEN ROAD, ALLERTON, BD15 8AE

0.371 ha (0.917 acres) or thereabouts



- Residential development site with consent for 14 dwellings
- Popular village in semi-rural setting
- Planning consent implemented

0113 2348999

Location

The site is located on the southern side of Wilsden Road to the rear of West Avenue and west of Neon Car Sales. The site is approximately 3.5 miles north west of Bradford city centre. The immediate area is semi-rural and predominantly residential.



Description

The site is greenfield infill which is roughly rectangular and has had proprietary works including levelling.

Planning consent 14/01293/OUT was granted for 14 dwellings with the following accommodation: -

Unit	Storey	Beds	M ²	(sq ft)
1	3	3	116	(1,249)
2	2	4	116	(1,249)
3	3	3	140	(1,507)
4	3	3	130	(1,399)
5	3	3	132	(1,421)
6	3	3	132	(1,421)
7	3	4	130	(1,399)
8	3.5	4	158	(1,701)
9	3.5	4	160	(1,722)
10	3.5	4	160	(1,722)
11	3.5	4	158	(1,701)
12	3.5	4-5	174	(1,873)
13	3.5	4-5	174	(1,873)
14	3.5	4-5	172	(1,851)
			2,052	(22,088)

Total Site Area 0.371 ha (0.917 acres) or thereabouts

Planning Consent

Outline planning consent 14/01293/OUT was granted on 23rd December 2014 for residential development with associated access road and associated works.

15/0863 was a reserved matters application granted 08 April 2016.

15/07863/SUB01 – submission of details to comply with conditions granted 15 February 2017.

14/01293/SUB01 – submission of details to comply with conditions granted 15 February 2017.

Planning consent 14/01293 was granted subject to signing of a Section 106 Agreement which is available on request or can be seen on Bradford Council website.

Further information is available on Bradford City Council's planning website and prospective purchasers should satisfy themselves with regard to all planning matters direct with the Local Authority Tel: 01274 437792. Website: -

<https://www.bradford.gov.uk/planning-and-building-control/planning-applications/view-planning-applications/>

Price

Offers are invited in excess of £350,000.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

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

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Richard Barker

Tel: 0113 234 8999
richard@michaelsteel.co.uk

Our Ref: 3046/A/RB
January 2021

Subject to Contract



Michael Steel & Co
PROPERTY CONSULTANTS

0113 2348999
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.