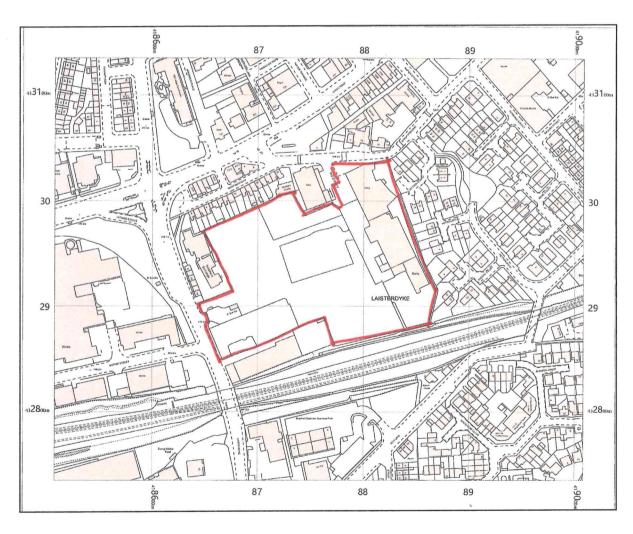


## **DEVELOPMENT SITE**

# STICKER LANE/LEEDS ROAD BRADFORD



7 ACRES (AVAILABLE AS A WHOLE OR IN PART)
SUITABLE FOR A NUMBER OF UNITS SUBJECT TO PLANNING

### PROPERTY PARTICULARS

#### LOCATION

The site is located to the east of Bradford City Centre almost midway between Bradford Centre and the Leeds Ring Road at Thornbury.

The subject site has access and frontage to both the Leeds Road and Sticker Lane and benefits from excellent access to the City Centre, the arterial routes therefore, as well as benefitting from excellent access to the motorways and the Leeds conurbation addition to the Bradford urban area.

#### **DESCRIPTION**

The subject site is a recently cleared former industrial complex comprising 7 acres of development land in an extremely good location.

The site would be suitable for a number of uses, subject to the purchaser obtaining relevant planning consent.

The site could be offered in two traunches although it is the preference to offer the site as a single entity.

#### **TERMS**

The site is offered for sale freehold in its current condition.

#### **PLANNING**

We understand the planning has a historical consent for industrial use and the site would be suitable for a variety of uses subject to the purchaser obtaining the relevant consent.

#### **VIEWING**

If you wish to view the property please contact the sole Agent, Nick Arundel, AWS Ltd on 01132351362.

Subject to contract.





MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991 important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991. Arrundel Williams & Surplice Ltd for themselves and the vendor as agents for the vendor give notice that: We provide the information and the vendor of guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. We will use all reasonable endeavours to ensure the accuracy of information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and acrate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars.

We have not made any investigations or otherwise stated, all prices and rents are quoted exclusive of VAT.

NTI-MONEY LAUNDERING REGULATIONS In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchase