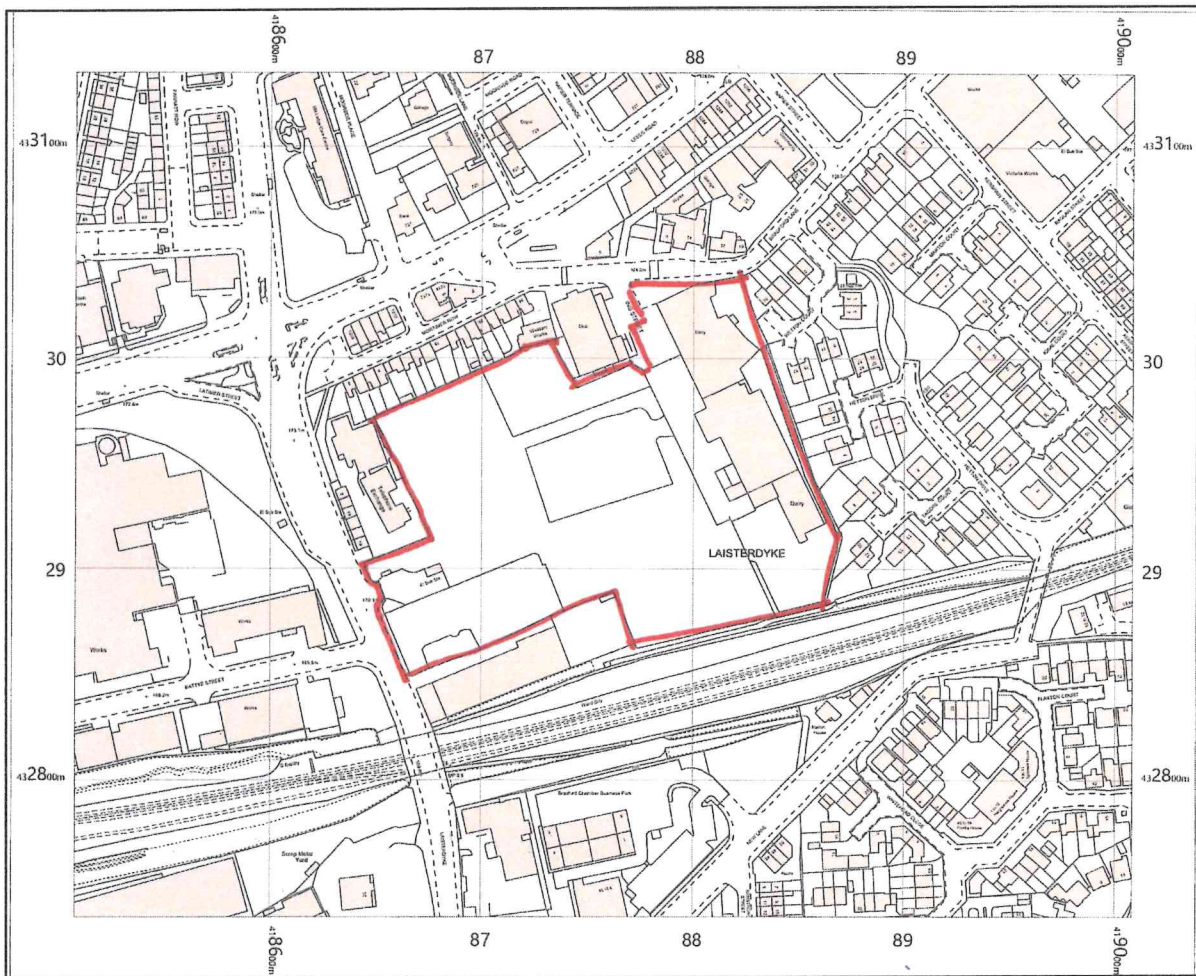


# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## 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 tranches 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.

