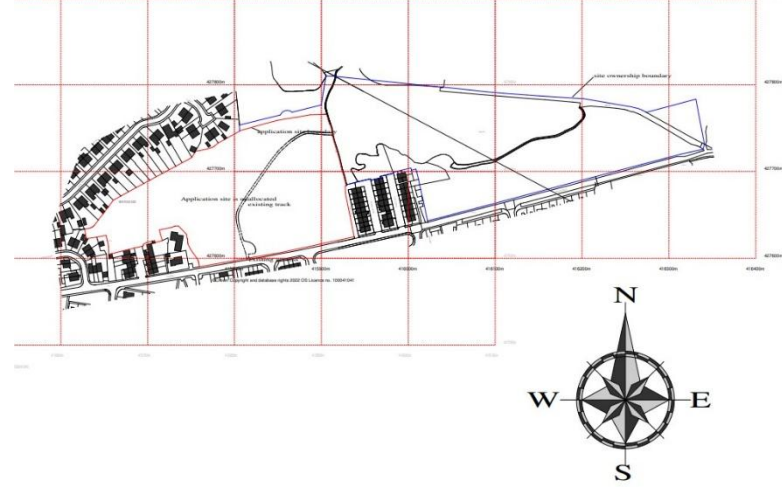


FOR SALE
SUPERB DEVELOPMENT SITE



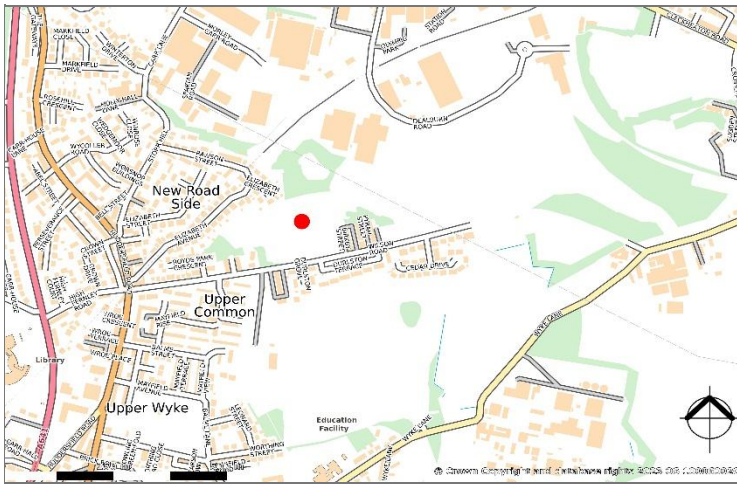
WILSON ROAD, WYKE, BRADFORD, BD12 9HN

PRICE – OFFERS INVITED

- Rare freehold development opportunity.
- Well established location.
- Close to Wyke and all amenities.

AVAILABLE SPACE

Approximately 17 Acres (6.88 Ha)



LOCATION

The site is conveniently located on Wilson Road a short distance to Wyke centre and approximately 4 miles south to the centre of Bradford.

Appleton Academy and Worthinghead Primary School are both within close proximity and the Low Moor train station is approximately 1.2 miles in distance.

DESCRIPTION

The property comprises a site of approximately 17 acres (6.88 hectares) being predominately flat.

The land is accessed via Wilson Road with the surrounding area being a mix of residential and commercial occupiers.



PLANNING

A previous application for an outline application for residential development of 91 dwellings was applied for in April 2021 – planning reference 21/01984/MAO.

For more information, visit eddisons.com
020 3205 0200



Interested parties should make their own enquiries to the Bradford Council Planning Department.

VAT
Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Prices and rental are exclusive of VAT if chargeable.

TERMS

Freehold and offered with vacant possession.

Offers invited.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons

Tel / 01274 734101

Email / john.padgett@eddisons.com

Email / matthew.jennings@eddisons.com

SUBJECT TO CONTRACT

FILE REF / 731.4461A (174434)

For more information, visit eddisons.com

020 3205 0200



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