

bramleys

COMMERCIAL

For Sale

Land at
Lower Quarry Road
Bradley
Huddersfield HD2 1FN

Asking Price
£150,000



PARCEL OF LAND EXTENDING TO 5.75 ACRES

- Positioned a short distance from the A62 Leeds Road, providing good access to the M62 motorway network at Junction 25 (2 miles)

• LAND • RETAIL • OFFICE • INVESTMENT • INDUSTRIAL

DESCRIPTION

The site comprises a parcel of land positioned at Lower Quarry Road, a short distance from the A62 Leeds Road.

The land extends to 5.75 acres and is rectangular in shape and adjoins fields to the east and south, with Bradley Park Waste Management Site to the west.

The land is allocated within the Green Belt, positioned a short distance from industrial premises along Lower Quarry Road and is in an area where there is planned development.

LOCATION

The site is positioned towards the end of Lower Quarry Road which is a turning off the A62 Leeds Road close to Cooper Bridge.

The site is approximately 2 miles from Junction 25 of the M62 motorway network and approximately 3 miles from Huddersfield town centre. The site adjoins the Bradley Park Waste Management Site and is near to the Bradley Park Golf Course site, part of which has been allocated for housing in the Kirklees Local Authority Local Plan.

The site is positioned in a mixed land use area with a range of industrial properties positioned close to the junction of Lower Quarry Road and Leeds Road, in addition to mixed housing and a petrol station fronting Leeds Road.

ACCOMMODATION

Plot 5.75 acres

PRICE
£150,000.

TENURE
Freehold

CONTACT

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys1.co.uk

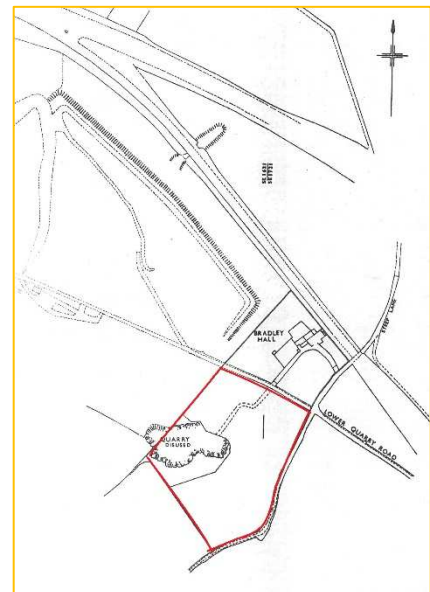
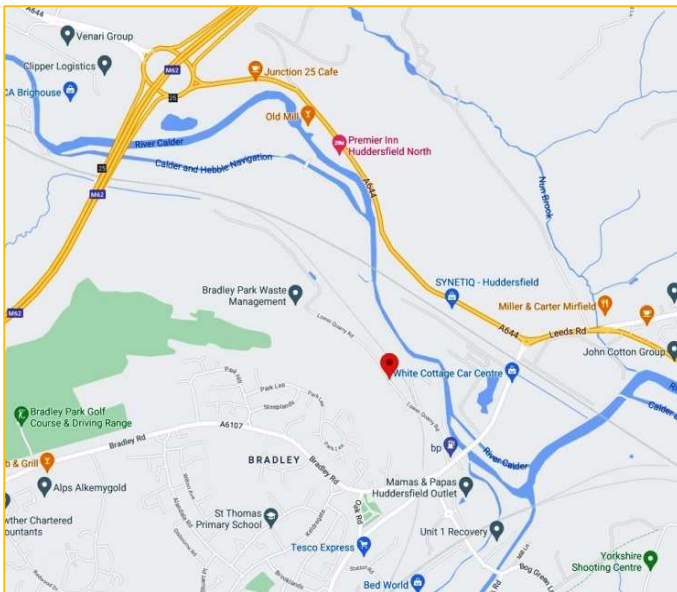
George Aspinall
george.aspinall@bramleys1.co.uk

RATEABLE VALUE
N/A.

VAT
VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:
N/A

NOTE:
The purchaser will be required to enter an environmental covenant in respect of the land. Further details of this can be obtained from the agent's office on request.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Suite 2.09 University Business
Centre
Piece Mill
27 Horton Street, Halifax
HX1 1QE

t: 01422 260000

e: commercial@bramleys1.co.uk

• LAND • RETAIL • OFFICE • INVESTMENT • INDUSTRIAL