

FOR SALE

Land at Allerton Lane, Bradford BD15 7SL

On the instructions of City of Bradford Metropolitan District Council



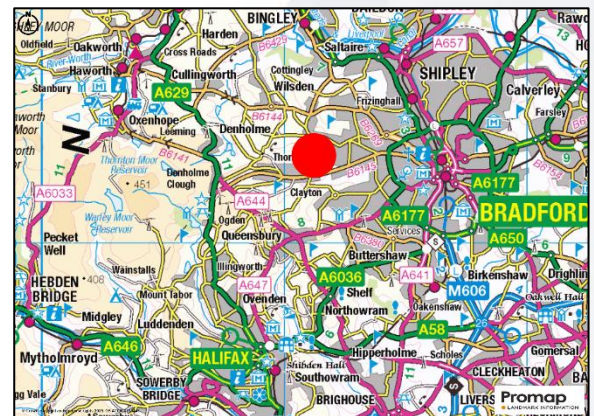
*For Indicative Purposes Only

Attractive development site benefitting from draft allocation for delivery of up to 54 residential dwellings.

Circa 3.20 acres

KEY HIGHLIGHTS

- Opportunity to acquire attractive development site identified in the emerging BMDC Local Plan for housing delivery.
- Benefits from excellent views of rural West Yorkshire.
- Offers invited by way of informal tender. **Bid Deadline 23rd July at 12 Noon**



For more information please contact:

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LOCATION

The site is located in the village of Allerton, a popular residential area, which is well-serviced by local amenities, including schools such as The Academy At St. James and Beckfoot Thornton (Both rated Good by Ofsted). The surrounding area comprises predominantly estate housing, including the recent Pinnacle development by Keepmoat Homes to the west.

DESCRIPTION

The Property extends to approximately 3.20 acres, and currently comprises grazing land. The site benefits from excellent views over rural West Yorkshire, owing to its sloping topography from north to south.

The site is shown **edged red** on the above plan and comprises the land subject to the draft allocation.

The land **edged green** on the above plan does not form part of the allocation for housing, however, is included within our Client's freehold title. This parcel, which extends approximately to a further 1 acre, may be available by way of a separate negotiation.

PLANNING

The subject site benefits from draft housing allocation for in the emerging BMDC Local Plan with an indicative capacity for the delivery of up to 54 no. residential dwellings.

Purchasers are advised to make any further enquiries regarding planning direct to BMDC.

DATA ROOM

Access to the data room can be provided upon request.

TERMS

Offers are invited by way of informal tender for our client's freehold interest.

Please submit all offers to C&W by the tender deadline, Wednesday 23rd July at 12 Noon.

The vendor is under no obligation to accept the highest offer.

VAT

Please note the land is opted to tax and therefore VAT will be applicable on the sale price

LEGAL COST

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

ANTI-MONEY LAUNDERING

To discharge its legal obligations. Including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

VIEWING

The site can be viewed from the adjoining public highway.

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The Misrepresentation Act 1967.

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