

sharma
williamson

Chartered Surveyors
Commercial Property Agents

Land and Buildings at Horton Industrial Park, Great Horton Rd BRADFORD BD7 4ED



FOR SALE

(BY PUBLIC AUCTION ON 12TH DECEMBER 2018 – LOT NUMBER 13)

- Land and Buildings For Sale Extending to Approx. **1.4 Acres (0.56 Hectares)**
- Planning Permission for 24 x 6 Bedroom Semi Detached Houses (Now Implemented!)
- Guide Price of **£300,000 - £350,000** (plus fees)

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SITUATION

The site is situated approximately 2 miles South West of Bradford City Centre in the Great Horton district. It is located just off Great Horton Road (A647) to the rear of a former Kwik Save supermarket. There is excellent access via Bradford Outer Ring Road (A6177) to the Citywide region as well as main amenities (supermarkets, shops etc.)

SITE

The site, which is a former industrial complex extends to approximately **1.4 Acres (0.56 Hectares)**. Some demolition work has been carried out.

PLANNING

The site benefits from planning permission to build 24 x 6 bedroom semi-detached houses which has been implemented. Parties are advised to check the Bradford Council Planning Website for further details (or these can be obtained by contacting our offices). The main relevant planning reference number is **15/07649/MAR**, but there are several other planning files which may be relevant. Please search for the postcode **BD7 4ED**. There is no requirement for the provision of affordable housing or any Section 106 contributions.

For further information see:

<https://planning.bradford.gov.uk/online-applications/>

GUIDE PRICE

£300,000 - £350,000 (plus fees)

FORM OF SALE

The premises are to be offered for sale via Public Auction as follows:-

Lot no 13, Wednesday 12th December 2018 at Norman Hunter Banqueting Suite, Elland Road Stadium, Leeds, LS11 0ES at 14.00. See:

[Link to Auction House Wesbite](#)

LEGAL COSTS

The purchasers are to be responsible for their own costs in this transaction and to make a fixed contribution towards the auctioneer's

administrative charge, being 0.6% (inc VAT) of the purchase price, subject to a minimum fee of £900 (inc VAT).

VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

VIEWING

By contacting the joint auctioneers:-

Sharma Williamson

Tel: (01274) 759955

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

Auction House West Yorkshire

Tel: (0113) 3933482

Email: info@ahwy.co.uk

Web: www.auctionhouse.co.uk/westyorkshire

(November 2018)



Architect's Impression



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1. The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract.
2. All descriptions are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements of fact and satisfy themselves by inspection or otherwise as to their correctness.
3. None of the building services or service installations have been tested and are not warranted to be in working order.
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