

sharma
williamson

Chartered Surveyors
Commercial Property Agents

13-14 Spring Bank Place BRADFORD BD8 7BX



Boundaries are for Indicative Purposes Only

FOR SALE

- Excellent Residential Development Opportunity to Create **14 Dwellings** (6 Semi-Detached Dwellings and 8 Detached Dwellings)
- Outline Planning Consent Obtained
- Site Extends to Approximately **0.7 Hectares (1.72 Acres)** or Thereabouts
- Sale Price of **£750,000**

Suite 1, 1st Floor, Piccadilly Corner, 2/4 Piccadilly, Bradford, BD1 3L0057
T: 01274 759955 F: 01274 736794 E: info@sharmawilliamson.co.uk
W: www.sharmawilliamson.co.uk

Office also at 1st Floor, 8 Henry Street, Keighley, BD21 3DR





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SITUATION

The site is situated at the head of Spring Bank Place, a quiet cul-de-sac a short distance from Manningham Lane close to its main junction with Queens Road/Marlborough Road (A6177 – Bradford outer ring road), providing superb access to the City wide region.

The immediate locality comprises sizeable Victorian through terraced dwellings.

SITE/PROPERTY

At present, the site comprises a former Masonic Lodge sat on a sizeable plot of land.

Given the condition of the former Masonic Lodge, internal viewings/inspections are not recommended due to Health and Safety concerns.

The site extends to approximately **0.7 hectares (1.72 acres)** or thereabouts.

PLANNING PERMISSION

The site benefits from outline planning permission (Application No. **18/00939/MAO**) granted in June 2018 (expires 2021). The consent briefly allows for the following:-

- Partial demolition of the former Masonic Lodge to create 2 sizeable semi-detached dwellings (conversion).
- 2 pairs of new-build semi-detached dwellings.
- 8 new-build detached dwellings.
- In total **14** dwellings are proposed under the approved plans.

Copies of the Decision Notice together with approved plans can be provided to interested parties or, they can be downloaded by clicking on the following link:-

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

These include a Groundsure Survey and Type 1 Environmental Survey.

Sharma Williamson Ltd. for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

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.
4. No employee of Sharma Williamson Ltd. has any authority to make or give any representation or warranty whatever in relation to the property.
5. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
6. Energy Performance Certificate – a copy is available to interested parties upon request (where applicable).

SALE PRICE

Offers in the region of **£750,000** are sought for the Freehold interest, subject to contract.

VAT

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

LEGAL COSTS

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

VIEWING

By contacting the joint selling agents:-

Sharma Williamson

Tel: **(01274) 759955**

Email: info@sharmawilliamson.co.uk

Web: www.sharmawilliamson.co.uk

Eddisons

Tel: **(01274) 734101**

Email: john.padgett@eddisons.com

Web: www.eddisons.com

Please note that internal inspections of the former Masonic Lodge are not possible at the current time.

(January 2019)

