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**Hayfield  
Robinson**  
™ PROPERTY CONSULTANTS

# FOR SALE

Plot of land - Potential Development Site  
Approximately 2,300 sqft (214 sqm)



**244 – 248 ALLERTON ROAD, BRADFORD  
WEST YORKSHIRE, BD15 7AA**

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## Location

The site is situated in Allerton lying around 3 miles to the north west of Bradford City Centre. It is adjacent to Allerton Road. The immediate surroundings are mixed including both housing and commercial occupiers.

## Description

The site comprises a plot of land extending to approximately 2,300 sqft (214 sqm). Historically there have been some buildings on the site although now demolished. The site affords a prominent position adjacent to Allerton Road. It is situated between Grape Street and Prospect Street both of which comprise high density terraced housing.

The site in our opinion has potential for development with either residential or commercial use in mind. Planning permission would be required.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Guide Price

£75,000



## Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## Further Information

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Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.

