# **Bradford Office**

2 Festival Square Little Germany Bradford BD1 5BD 01274 398729

# Ilkley Office

The Estate Office 10 Castle Yard Ilkley LS29 9DT 01943 968522 Temple Chambers Russell Street Keighley BD21 2JT 01535 600097

**Keighley** Office



# **FOR SALE** Plot of land - Potential Development Site Approximately 2,300 sqft (214 sqm) GRAPE'S PROSOFECT TERRACE 80,03 POAD 112 to 18 250 00 199.0m 234 Shelter 242 602 236 240 LB 503 $\mathcal{Q}$ <0> + 195.1m 102 6 12 10 Promap

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

# 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**

Lisa Throupe 01535 600097/07966 300501 lisa@hayfieldrobinson.co.uk

Justin Robinson – 07966 336617 ejr@hayfieldrobinson.co.uk

# www.hayfieldrobinson.co.uk

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.

#### **Guide Price**

£75,000





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