

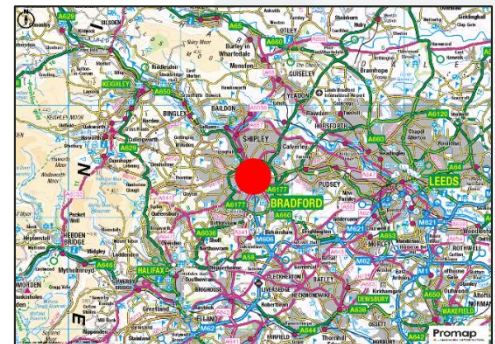


*For indication purposes only

Rare Opportunity to acquire edge of City-Centre Development Site

KEY HIGHLIGHTS

- Currently occupied as a surface car park on a tenancy at will;
- Suitable for redevelopment for a number of alternate uses (Subject to Planning);
- Adjacent to Bradford Forster Square Station;
- Forms part of wider draft allocation for residential development (ref. CC16/H)



For enquiries relating to residential development:

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FOR SALE

Valley Road Car Park, Bradford, BD1 4AG

On the instructions of City of Bradford Metropolitan District Council

LOCATION

The site is situated between Valley Road and Leeming Street, located on the edge of Bradford City Centre.

The site is within close proximity to Bradford Forster Square Train Station and Forster Square Retail Park, the latter of which attracted more than 3 million car visits per year. There is a plethora of additional amenity within Bradford City Centre, which is within walking distance from the site, and includes the Broadway Shopping Centre, and the Alhambra Theatre.

Leeds City Centre is approximately 9 miles to the east, and Manchester is 34 miles to the southwest. The nearest motorway, the M606, is 2.5 miles to the south, which provides access to the M62 (5 miles).

DESCRIPTION

The opportunity comprises a cleared development site, currently being operated as a surface carpark, on a tenancy at will.

The site itself is broadly triangular in shape, secured with mesh wire fencing and is a mixture of tarmac and hardcore.

The site benefits from a prominent roadside location, and is bound by North Holme St, Leeming St, and Valley Road to the north, east and west.

At present, the site can be accessed off Valley Road and North Holme Street. The site measures approximately 0.63 acres (0.26 ha).

PLANNING

The site is currently classified under Sui Generis use class, but has significant potential for alternative uses, subject to planning.

The site forms part of the wider draft allocation for the delivery of up to 300 dwellings (CC16/H) within the emerging BMDC Local Plan.

All parties are to make their own enquires to the local authority.

OPPORTUNITY

C&W are of the view that the site has significant development potential for a variety of different uses.

Given the adjacent uses at Forster Square Retail Park, which contains occupiers such as Boots, JD Sports, McDonalds, Costa Coffee, Sports Direct etc, we would envisage there to be significant demand for similar roadside commercial uses.

On the basis of the site's draft allocation and given some of the wider activity in the pipeline in Bradford City Centre, such as the proposed Bradford City Village, we also consider site to be suitable for high density residential development.

LEGAL COST

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

TERMS

Offers are invited by way of informal tender for our client's freehold interest, with preference for unconditional offers. Conditional offers will be considered on their merits.

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

RATEABLE VALUE

The current rateable value is £30,750.

VAT

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

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.

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