



Michael Steel & Co
PROPERTY CONSULTANTS

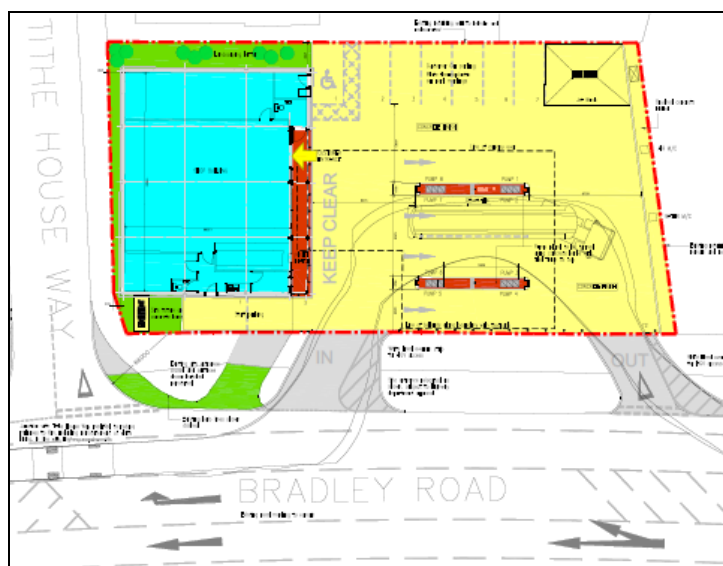
Re-Available Following Abortive Negotiations

FOR SALE

HIGH PROFILE DEVELOPMENT SITE

FORMER PENNINE SERVICE STATION,
BRADLEY ROAD, BRADLEY, HUDDERSFIELD,
WEST YORKSHIRE, HD2 1QD

0.09 ha (0.22 acres) or thereabouts



- Highly prominent development site with significant frontage to the main Bradley Road
- Benefitting from consent for petrol filling station and/or suitable for a variety of retail/commercial uses (STP)
- Increasingly infrequent opportunity to acquire such an opportunity in the Huddersfield area

0113 2348999

Location

The former Pennine Filling Station is situated with a highly prominent frontage to the main A6107 Bradley Road, on its junction with Tithe House Way. The site is less than ½ mile from the Bradley Road split the main A62 Leeds Road which connects Huddersfield town centre with junction 25 of the M62 (Cooper Bridge/Brighouse).

Bradley Road offers an alternative route into Huddersfield town centre, via the very busy A641 Bradford Road, which connects Huddersfield with Brighouse. Bradley Road also leads up to the affluent area of Fixby and is a direct route to junction 24 of M62 (Ainley Top).

In addition to significant housing in the immediate area, on the final draft of the Kirklees MC new Local Plan – to be approved 2018 – Bradley Golf Club (also on Bradley Road) is earmarked for redevelopment for up to 2,000 new homes.

Description

The site comprises the former Pennine Filling Station which was demolished a number of years ago and is suitable for immediate development (subject to any requisite consents).



Total Site Area 0.09 ha (0.22 acres) or thereabouts

Services

We are advised the former Pennine Filling Station benefitted from all mains services including water, sewer drainage and electric in addition to individual appliances. Therefore whilst no tests have been carried out on any of the aforementioned services or appliances and we are unable to comment as to their condition or capacity, it is presumed all mains services are immediately available in the adjacent road.

Rating

The site will need to be re-assessed upon occupation.

The National Uniform Business Rate for 2017/18 is 47.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The former Pennine Service Station secured in January 2014 a planning consent from Kirklees MC for the erection of a petrol service station (application number 2013/62/92453/W).

Subsequently informal discussions with the local authority have intimated a suitability of the site for a variety of retail/commercial schemes or alternative uses (subject to requisite consents).

Energy Performance Certificate

We are advised the site does not require an Energy Performance Certificate at this stage.

Price

Following abortive negotiations the vendors are seeking offers in the region of £350,000.

VAT

All prices are quoted exclusive of VAT.

Viewing/Enquiries

The site is available to view from the roadside though all further enquiries should be directed towards the sole agents:-

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Alec Michael
Ben Preston

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Our Ref: 2301/A/M
Updated June 2017

Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

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