



**Michael Steel & Co**  
PROPERTY CONSULTANTS

**FOR SALE**

**INDUSTRIAL DEVELOPMENT  
LAND PREVIOUSLY CONSENTED  
FOR ENERGY RECOVERY**

**RIPLEY ROAD, BRADFORD, WEST YORKSHIRE, BD4 7TP**

2.374 ha (5.865 acres) or thereabouts



- Former factory site offering industrial development land
- Conveniently located only 1.5 miles from Bradford city centre & less than 3 miles from M606 (leading to Junction 26 M62)
- Previously consented for a new energy recovery facility (application no: 13/01257/FUL)

**For further information please contact Alec Michael**  
**[alec@michaelsteel.co.uk](mailto:alec@michaelsteel.co.uk)**

**Our Ref: 2154/VAL/M**

**October 2023**

**Subject to Contract**

**0113 2348999**