



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

PROMINENT DEVELOPMENT LAND

750 & 754 BRADFORD ROAD, BIRSTALL,
BATLEY, WF17 8NL

0.27 ha (0.67 acres)



- Site with extensive busy Bradford Road (A652) frontage
- Suitable for a variety of uses (STP)
- Implemented showroom/office and MOT station PP and expired residential PP

0113 2348999

Location

The premises occupy a prominent position fronting the northern side of Bradford Road (A652) close to its junction with Leeds/Huddersfield Road (A62) and within approximately 2 miles of Junction 27 of the M62 motorway, within an area of mixed land use including motor trade, residential, retail and light industrial.

Description

The premises comprise a parcel of land, currently terraced and rising in topography to the rear, with structures creating split level plateaus and incorporating a central macadam surfaced roadway (which provides access to terraced residential to the rear).

Site Area 0.27 ha (0.67 acres) approx.

Title

The freehold property has HM Land Registry title numbers WYK773610 and WYK14629.

Planning

Planning permission appeal – APP/Z4718/W/21/3277556 dated 05 January 2021 has been implemented ‘for the construction of a car showroom/office and MOT station’ with conditions.

Price

Offers in excess of £470,000.

VAT

The price is quoted exclusive of VAT, if applicable.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

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

Additional Information

The following information is available either online through enquiries to www.kirkees.gov.uk in connection with the above planning application or, upon application to the vendor's agent. Additional information includes:-

- Report on a site investigation
- Remediation method statement
- Design & Access statement
- Evidence of redundant fuel storage tank decommissioning

Viewing/Enquiries

The site is available to view from the public highway. Access is not permitted and any parties entering the property do so at their own risk.

Further Enquiries:-

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Ben Preston ben@michaelsteel.co.uk

Our Ref: 3507/A/S
April 2024

Subject to Contract



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www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.