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# FOR SALE

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- ✔ 0.53 Acres (0.21 Ha)
- ✔ Prominent site located in residential area
- ✔ Suitable for a variety of uses, Subject to Planning
- ✔ Close proximity to M606.



Former Bus Lay-By, Smiddles Lane, Bradford BD5 9NT

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Development Land with Residential Potential

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**0.53 Acres  
(0.21 Hectares)**

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# Former Bus Lay-By, Smiddles Lane, Bradford BD5 9NT

## DESCRIPTION

The subject site comprises of a bus lay-by constructed of concrete hardstanding with shelters and adjoining grassed verge and trees (not protected). The site provides approx 0.21 Hectares (0.53 Acres).

The site comprises two parcels of land registered under two Titles with the Land Registry. WYK511564 is under the ownership of West Yorkshire Combined Authority and WYK853417 is under ownership of Bradford Council.

The sites are offered For Sale Freehold.

Our clients would retain the small parcel of land shown edged red on the plan below.

The land edged green will be subject to easements which benefit our clients retained land:

- A right of access to and from the retained land;
- A right of access over the land edged green with or without vehicles, machinery and plant for the purposes of maintaining, cleaning, installing, replacing, renewing a bus shelter and ancillary equipment on the retained land.
- for drop-kerbs to be installed at the existing footpaths within the land edged green to enable wheelchair access to the retained land.

Interested parties are advised to make planning enquiries with Bradford City Council although indications are that the land may have residential potential.



## ACCOMMODATION

Net Internal Areas	Acres	Hectares
Land	0.53	0.21

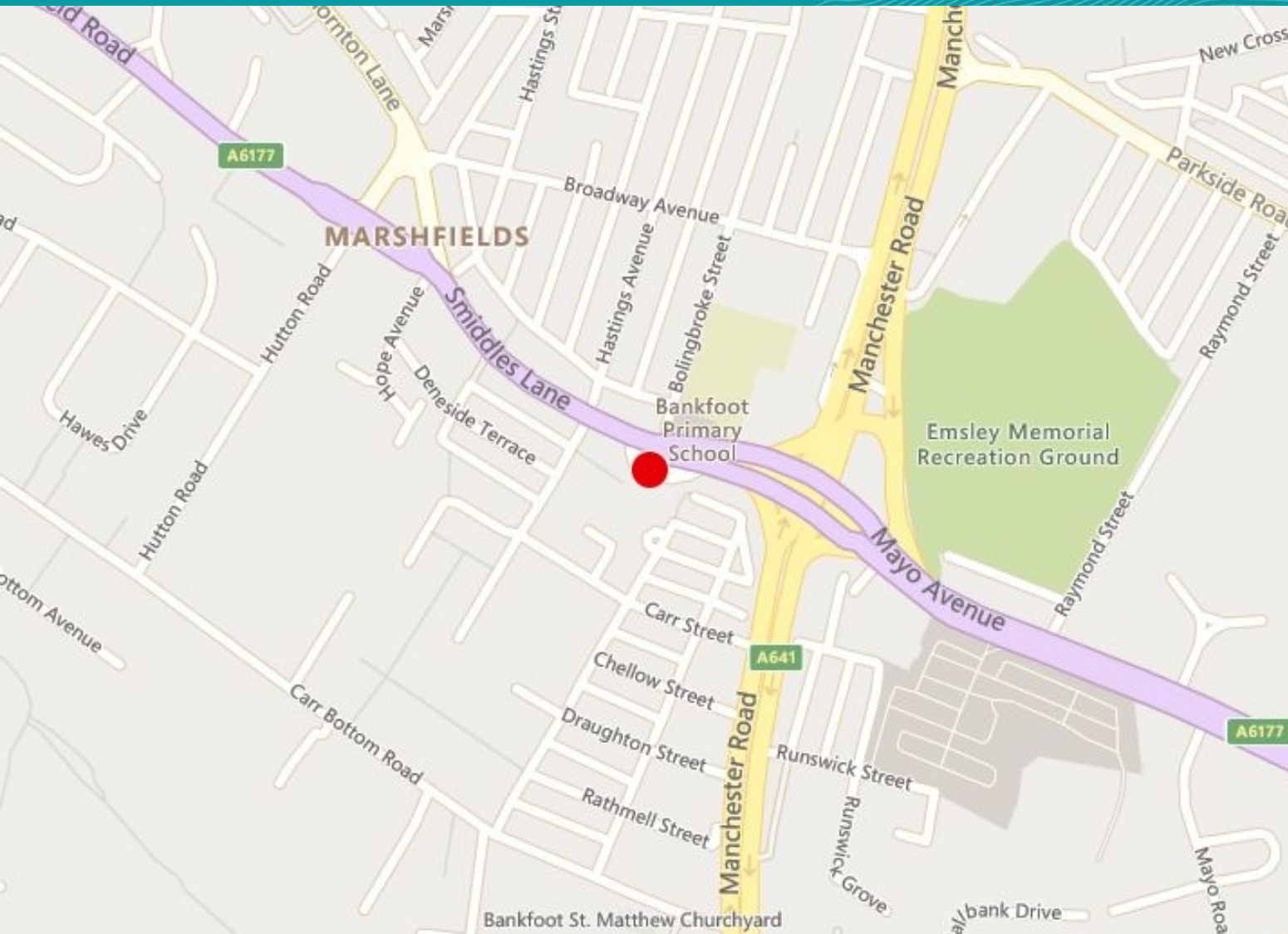
## LOCATION

The site is located off Smiddles Lane close to Manchester Road in the Bankfoot area of Bradford approx. one mile south of Bradford city centre, three miles north of J26 of the M62 and 0.6 miles west of J3 of the M606.





# Former Bus Lay-By, Smiddles Lane, Bradford BD5 9NT



## TERMS

Freehold of all or part for sale with vacant possession upon completion. Conditional offers will be considered. A clawback provision may be included in the sale.

## BUSINESS RATES

We understand Business Rates are not payable for the present use.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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