

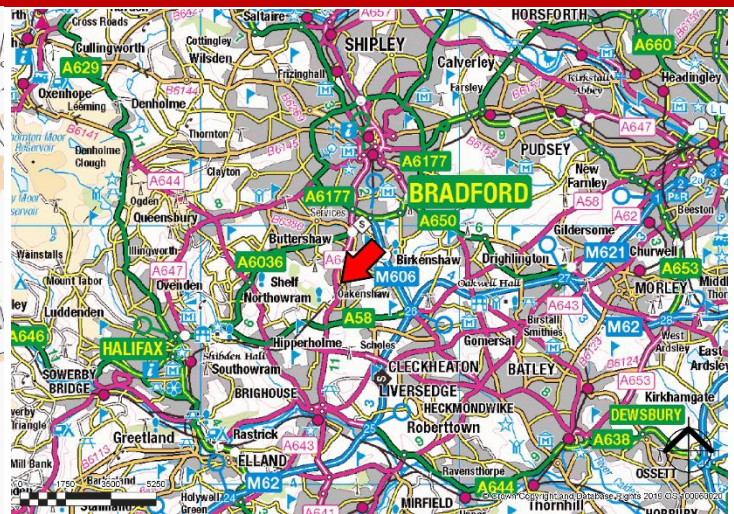
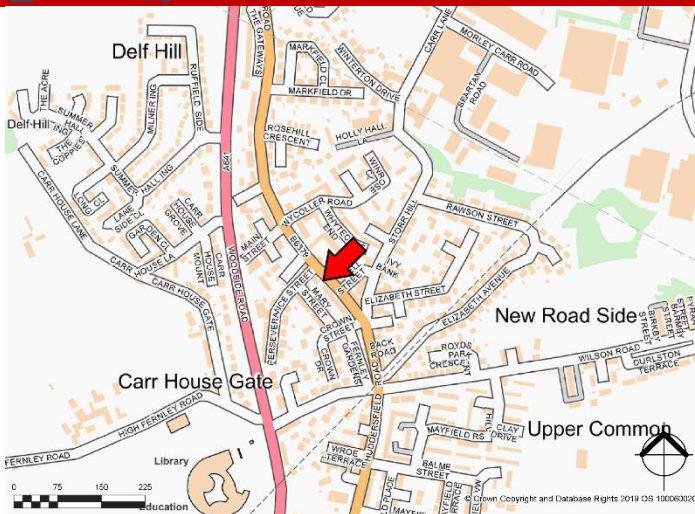
## SITE FOR REDEVELOPMENT

0.139 Hectares (0.343 Acres)



**SILVER STREET  
WYKE  
BRADFORD  
BD12 8BG**

- POTENTIAL FOR MULTIPLE USES STPP
- POPULAR VILLAGE LOCATION
- CLOSE TO MOTORWAY JUNCTION



### LOCATION

The land occupies a main road position just off Huddersfield Road. Bradford City Centre is 3 miles to the North and Halifax 4 miles to the South West. Junction 26 of the M62 Motorway is 2 miles away.

### DESCRIPTION

The site comprises a gently sloping site mostly covered with a hard standing. There is immediate access from Huddersfield Road and Abel Street. It is bounded to the North and South by residential dwellings. The site measures approximately 0.139 hectares (0.343 Acres). The OS plan edged in red is for illustrative purposes only, interested parties should make their enquiries of the land registry to confirm.

### SERVICES

We understand mains services are available adjacent to the site but purchasers should make their own enquiries of the relevant authorities.

### PLANNING

The site could be used for a variety of uses or redeveloped, subject to the necessary planning approval. Interested parties should make their own detailed enquiries of the local planning authority.

### TERMS

Offers invited in excess of £260,000.

### TENURE

Freehold

### VAT

This transaction will not be subject to VAT.

### LEGAL COSTS

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

### VIEWING

Access onto the site is strictly by arrangement with Nabarro McAllister & Co Ltd or Manning Stainton.

### EPC

No EPC is required.

### ENQUIRIES

Nabarro McAllister  
Email: [info@nabarrormcallister.co.uk](mailto:info@nabarrormcallister.co.uk)

Nabarro McAllister & Co. Ltd.  
Devonshire Lodge,  
Devonshire Avenue,  
Leeds,  
West Yorkshire,  
LS8 1AY  
Tel: 0113 266 7666

Joint agent:

Richard Fraser  
Carter Towler  
Tel. 0113 245 1447

### SUBJECT TO CONTRACT

July 2022

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

