

# FOR SALE

**LAND AT RAIKES AVENUE  
BRADFORD  
BD4 0QU**

- GOOD SIZED PARCEL OF AMENITY LAND
- SITE AREA OF 0.283 HA (0.70 ACRE)
- ESTABLISHED RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES
- POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING & OTHER CONSENTS)



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## Location

The land is located in the Holme Wood area of the city of Bradford, an established residential suburb.

Bradford City Centre is located some 3.5 miles west, Leeds City Centre is some 10 miles east of its location. The land benefits from great access to the motorway with the M62 being less than 5 miles south.

## Description

The site comprises a relatively level and reasonably regular shaped parcel of amenity land with an approximate area of 0.283 hectare (0.70 acre).

## Planning

Under the Local Plan for the Bradford District, the land has an allocation as 'Recreation Open Space'.

The land may be suitable for development subject to the grant of planning and any other necessary consents.

Enquiries concerning planning issues should be directed to the Planning Department at the City of Bradford Metropolitan District Council on 01274 432111.

## Tenure

The land is available freehold with vacant possession.

## Supplementary Information

There is currently a restriction on the title limiting the use of the land to amenity land or open space.

Negotiations would need to be undertaken to vary or lift this restriction with the beneficiary to facilitate development on the land.

## Price

**Offers invited in the region of £125,000.**



## Viewing

For further information and viewing arrangements please contact the sole selling agent:

**Fortune Nguwo**

01274 452000

fortune.nguwo@walkersingleton.co.uk

Ref: 46190

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Raven House, Kingsgate, Bradford, BD1 4SJ

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