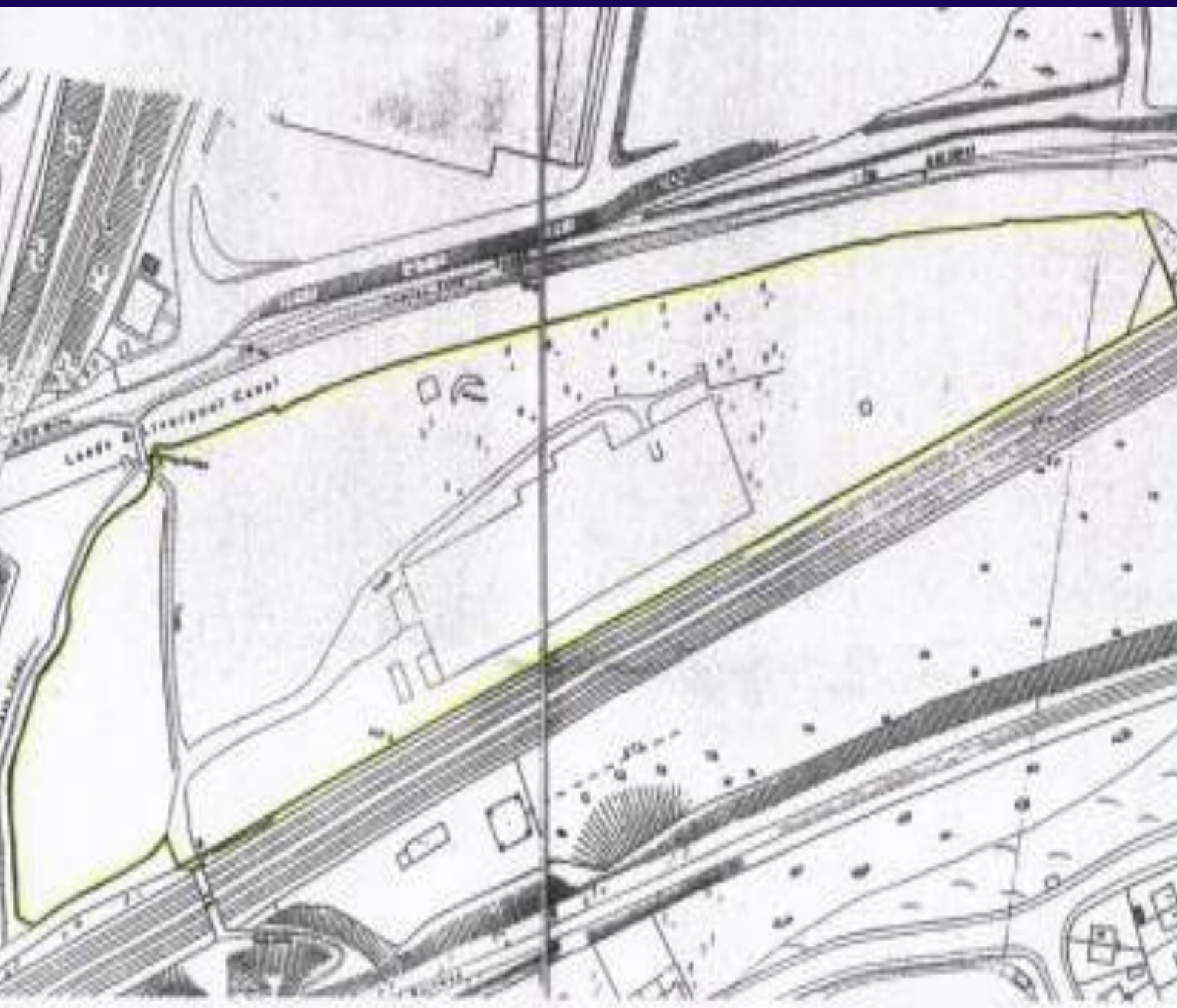


FOR SALE DEVELOPMENT SITE

Eddisons



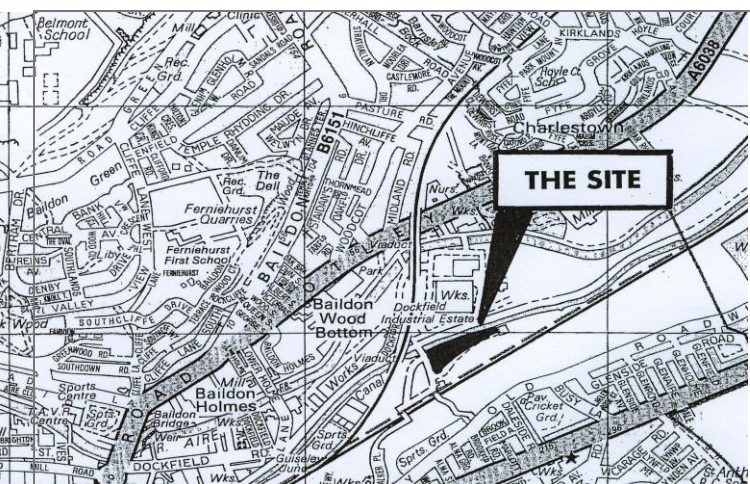
DOCKFIELD ROAD, SHIPLEY, BD17 7AY

PRICE ON APPLICATION

- Suitable for industrial/commercial development.
- Situated close to Shipley town centre.
- Frontage to the Leeds and Liverpool Canal.

AVAILABLE SPACE

3.4 hectares (8.4 acres) approximately



LOCATION

The site is located to the east of Shipley town centre being approached via Dockfield Road.

The site is therefore well located for access to Bradford, Leeds and the Aire Valley.

DESCRIPTION

The site is shown edged black on the plan for identification purposes only and has an area of approximately 3.4 hectares (8.4 acres) of thereabouts. The site is in the main level and is bounded to the south by the Leeds and Liverpool canal.

It is proposed a new fixed bridge will provide the access to the site.

All mains services are available we gather.

Total Area **3.4 Hectares (8.4 Acres)**

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The site is freehold and offered with full vacant procession upon completion.

Price upon application.

LEGAL COSTS

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

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
Email / john.padgett@eddisons.com

SUBJECT TO CONTRACT
FILE REF / 711.1224A

For more information, visit eddisons.com
T: 01274 734101

Eddisons

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