

FOR SALE ON BEHALF OF BRADFORD COUNCIL  
PRIME INDUSTRIAL DEVELOPMENT  
SITE WITH OUTLINE PLANNING  
PERMISSION



Eddisons



## LAND AT PARRY LANE, BRADFORD, BD4 8TJ

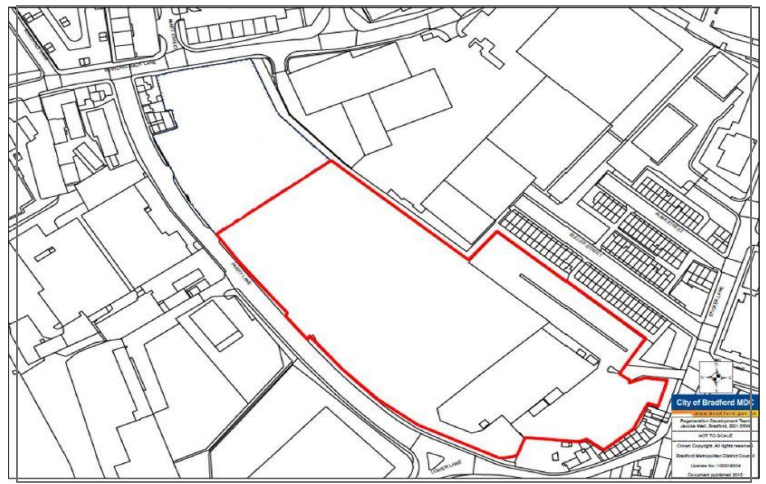
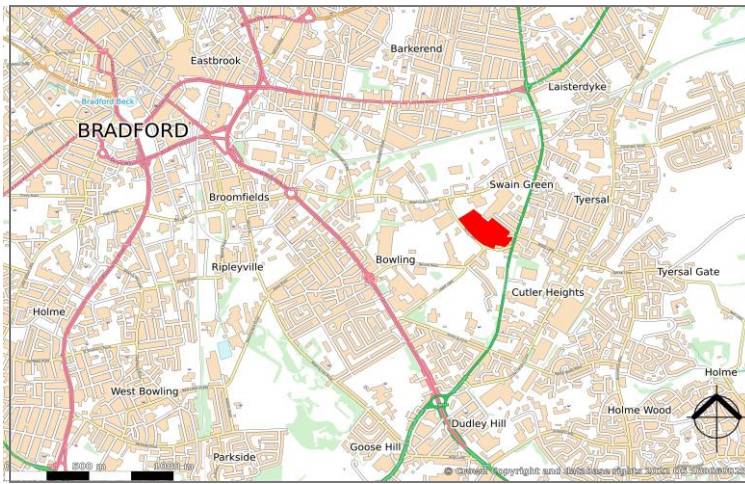
### OFFERS INVITED

- Well established industrial location.
- Of an interest to developers and owner occupiers.
- Site fully remediated.
- Outline planning permission of up to c.128,000sq ft industrial.
- Great location for motorway access/distribution.

### AVAILABLE SPACE

3.81 Ha (9.42 Acres)





## LOCATION

The property is located on Parry Lane, just off Bowling Back Lane and Sticker Lane, being approximately 1½ miles from the city centre. The site is well located for access and excellent motorway connections.

The site is approximately 9 miles distance to Leeds, 34 miles to Manchester and 35 miles to Sheffield.

Bradford was the first ever UNESCO City of Film and has a current bid in for City of Culture 2025. It is the UK's youngest city with almost a quarter of the district's population being under 16. Morrisons Plc, Yorkshire Building Society and Provident Financial are all headquartered in Bradford.

## DESCRIPTION

The site comprises of a superb development opportunity of approx 9.42 acres. It is regular in shape and offers plateau sites capable of erection of a total of 7 industrial units from c.6,780sq.ft. up to c.36,850sq.ft.

## BACKGROUND INFORMATION

The site is currently undergoing extensive remediation by Balfour Beatty under a contract managed by West Yorkshire Combined Authority. These works include:-

- Mine grouting, cut and fill and compaction for plot preparation.
- Construction of new road linking Parry Lane and Sticker Lane with new signalised junction.
- Works are due to complete by June 2022.

Other worthy points to note include:-

- The site is being remediated for economic and development purposes.
- Due to the nature of the funding provided by WYCA – Getting Building Fund and Local Growth Fund – **all commercial development has to be completed by 31 March 2025.**
- Job Density is considered an important output and the Employment Density Guide 2015 should be followed by all interested parties.

## PLANNING

The site has outline planning for development of land for mixed use businesses and industrial units. Planning reference 20/00949/MAO.

Further information is available on the Bradford Planning Portal.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers will be considered from end users and developers alike for the site as a whole or in part although, given the timescales for disposal, it will not be possible to seek major amends to the building layout as approved in the outline planning permission.

It is anticipated the sale will be progressed via an informal tender with bids required by 5pm Friday 8 July 2022. To register your interest please contact the agents. A Bid Pro Forma is available in the dataroom.

Any offer should be able to be completed by September 2022. Any sale will be subject to a buy back provision in the event of non-delivery of the scheme.

## LEGAL COSTS

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

## DATAROOM

Please email our Joint Agent [Jonathon.White@sw.co.uk](mailto:Jonathon.White@sw.co.uk).

## VIEWING

By prior arrangement with the joint agents:

Eddisons  
Tel / 01274 734101  
Email / [john.padgett@eddisons.com](mailto:john.padgett@eddisons.com)  
Email / [matthew.jennings@eddisons.com](mailto:matthew.jennings@eddisons.com)

Sanderson Weatherall  
Tel / 0113 221 6000  
Email / [jonathon.white@sw.co.uk](mailto:jonathon.white@sw.co.uk)

**SUBJECT TO CONTRACT**  
**FILE REF / 731.4362A (157507)**

For more information, visit [eddisons.com](http://eddisons.com)  
T: 01274 734 101

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