

FOR SALE
URBAN GREEN SPACE LAND
WITHIN EUROWAY INDUSTRIAL
ESTATE

Eddisons



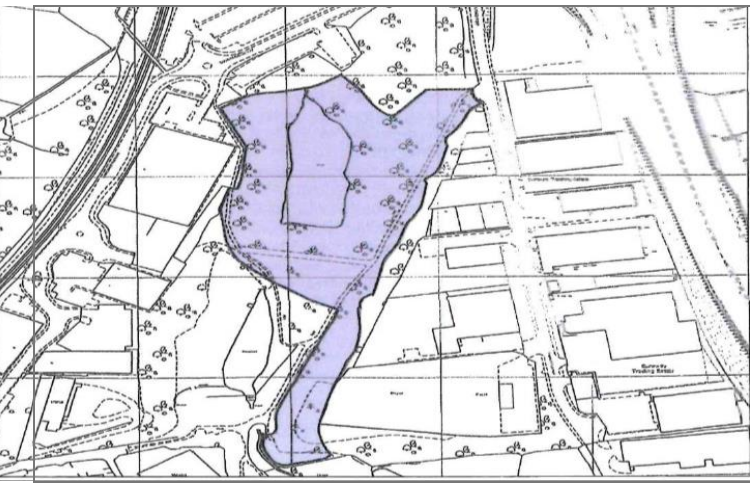
LAND AT COMMONDALE WAY,
EUROWAY INDUSTRIAL ESTATE, BRADFORD, BD4 6SF

OFFERS INVITED

- Urban green space.
- Situated within Euroway Trading Estate.
- Great location for motorway access.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

Approx. 3.23 Hectares (8 Acres)



LOCATION

The property is situated within the Bradford Euroway Trading Estate and is directly accessible from Comondale Way and Transperience Way.

Located c.3 miles from Bradford city centre with good access to the M606.

The surrounding area is predominantly industrial with Courier Logistics Ltd and Ogden Safety Systems occupying space nearby.

DESCRIPTION

The land is currently accessible via 2 public footpaths from Comondale Way and Transperience Way.

The site comprises an extensive parcel of urban green space land extending to approximately 3.23 hectares (8 acres) including a pond which spans approximately 1 acre.

A public bridleway runs along the eastern boundary to the site and a footpath skirts the western boundary.

PLANNING

The land is allocated as a site of local conservation importance, urban green space under the Unitary Development Plan for the Bradford district adopted 2005.

Interested parties should make their own planning enquires to Bradford Council's planning team.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Offers invited for the freehold with vacant possession.

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
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SUBJECT TO CONTRACT
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