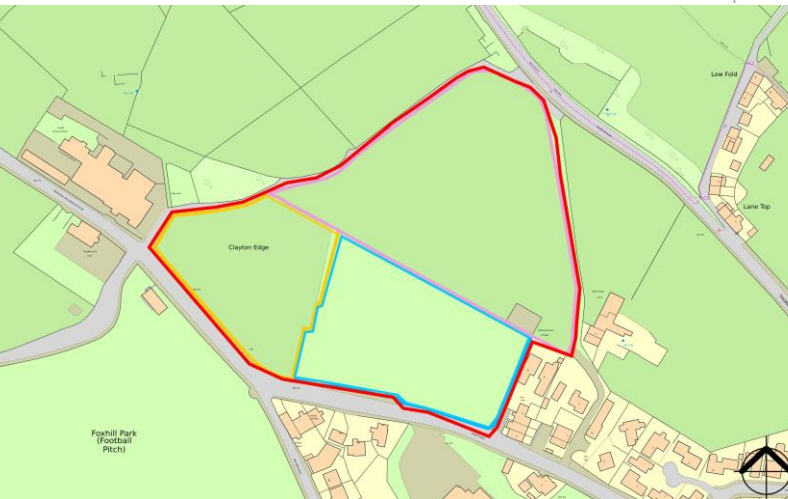
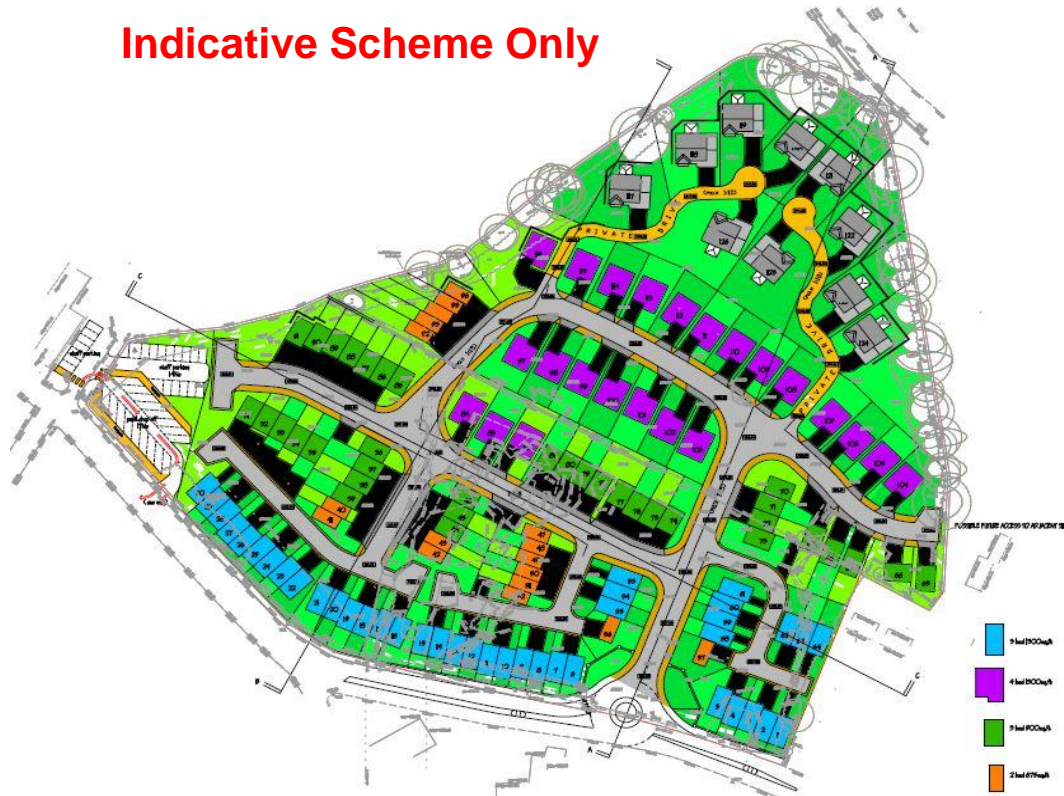


# FOR SALE SUPERB DEVELOPMENT SITE

Eddisons

## Indicative Scheme Only



## ALBERT ROAD, QUEENSBURY, BRADFORD, BD13 1PW

### PRICE – OFFERS INVITED

- Rare freehold development opportunity.
- Prominent and extensive main road frontage.
- Excellent aspect/views.
- Residential and roadside options.

**AVAILABLE SPACE**  
3.24 Ha (8 Acres)



## LOCATION

This rare development opportunity is excellently located fronting Albert Road (Brighouse and Denholme Road) a short distance to the north west of Queenbury centre.

Foxhill Primary School is adjacent to the site and Bradford is four and a half miles to the east with Halifax 4 miles to the south.

## DESCRIPTION

The total site is shown edged red on the plan attached for identification purposes only and has a total site of 3.2 hectares (8 acres) or thereabouts.

The site edged blue (2.4 acres) benefits from an extant planning permission for the construction of 51 dwellings (04/03279/OUT, 05/08754/REM).

The site edged yellow (1.7 acres) was designated a Phase II housing site under the strategic Housing Land Availability Assessment (SCHLAA Ref QB/001).

The remaining land edged pink (3.9 acres) comprises a paddock.

The site offers a variety of potential development angles and opportunities in a much sought after location.

## PLANNING

Interested parties should make their own enquiries to the Bradford Metropolitan Council Planning Department.

## VAT

Prices and rental are exclusive of VAT if chargeable.

## TERMS

Offers are invited for our client's freehold interest.

Conditional and unconditional offer are invited and sales of part maybe considered.

## 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  
 Email / matthew.jennings@eddisons.com

**SUBJECT TO CONTRACT**  
 FILE REF / 731.3946A

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

**Eddisons**

### Important Information

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