



**Building Land (5 Plots), 289 Beacon Road,
Bradford, BD6 3DQ**

Offers In Excess Of £450,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Residential Building Land
- Site Area 3,850 sq. m (0.95 Acre)
- Gas & Drainage Available
- Excellent Local Services & Amenities
- Full Planning Permission for 5 Dwellings
- Mains Water & Electricity
- Detached 4 Bedroomed Houses Planned

A residential building site with full planning permission for the construction of 5 detached dwellings to replace existing derelict bungalow. The site area extends to 3,850 sq. m (0.95 acre) or thereabouts. The proposed detached three storey dwellings range in size from 165 sq. m to 268 sq. m approximately, with the potential of a substantial gross development value. The frontage of the site is bounded by a high stone wall. There is an established belt of woodland in the southern area of the site. Beacon Road is a well established residential area.

TOWN & COUNTRY PLANNING

Planning Permission is granted under the City of Bradford Metropolitan District Council, Application number 23/00114/FUL for the construction of 5 detached dwellings to replace existing derelict bungalow. The Conditional Consent is dated 21st July 2023, and the development must begun not later than the expiration of 3 years beginning with the date of the Planning Notice.

The documents and approved plans can be viewed on the City of Bradford Metropolitan District Council Planning Portal, or available on request from Richard Watkinson & Partners.

Pre-commencement conditions which will be the developers responsibility to discharge include:

- * A Bio-diversity Gain Plan.
- * Construction Development Management Plan.
- * Details of a Scheme for Foul and Surface Water Drainage.
- * Details and calculations to protect the stability of the Highway boundary wall.
- * Intrusive site investigations to assess ground conditions.
- * Full details of a Traffic Regulation Order for parking restrictions of Beacon Road.
- * Protection of visibility displays.
- * Tree protection fencing measures.
- * Methodology for filling, level raising, landscaping and garden soils.

Developers will note post commencement conditions on the planning documentation.

SUMMARY DESCRIPTION OF THE PROPOSED HOUSES

Plot Description GIA m² (ft²)

- 1 Detached 3-storey 4-bed 165.3 (1,780)
- 2 Detached 3-storey 4-bed 165.3 (1,780)
- 3 Detached 3-storey 4-bed 193.5 (2,084)

- 4 Detached 3-storey 4-bed 232.1 (2,498)
- 5 Detached 3-storey 4-bed 266.8 (2,872)

Plots 4 and 5 incorporate a Day Room, Play Room and Storage Room.

COMMUNITY INFRASTRUCTURE LEVY

The developer will assume liability for the CIL. Details can be obtained from the Planning Obligations Monitoring Officer, email: developercontributions@bradford.gov.uk.

SERVICES

Mains water, electricity, and drainage are understood to be available. Whilst purchasers should make their own enquiries as to the technical matters.

VIEWING

Strictly by appointment with the selling agents.

PLAN

An Edozo plan of the site is attached to these Particulars for identification purposes.







New Drop-Bark Crossing to be formed to current LA Highways standards

2.6m x 4.0m Visibility Splay from centre of Access Road

Existing Lamp post and Street sign to be relocated as shown

Stone-filled Gabion Baskets to act as a retaining wall

3000mm wide (between kerbs), Tarmac-Finish Entrance Road

4500mm wide 'Buffer-zone' to either side of Entrance road formed in contrasting pavers

Outline of existing Bungalow (Blue dashed lines)

Dense shrub planting

Additional Tree planting

Brickwork Retaining wall

Adjacent property

41362

430500N

Brickwork Retaining wall

430490N

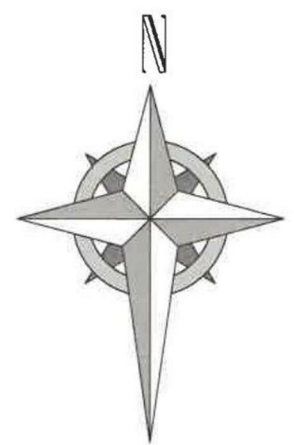
430460N

430440N

BEACON ROAD

BEACON ROAD

Existing dropped-bark Crossing to be removed and Pavement re-installed to match end line through exactly with existing adjacent for overall continuity



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STATUS

Submitted for L.A. Planning approval

Project

Proposed 5no Detached Dwellings to replace existing derelict Bungalow, 289 Beacon Road, Witley, Bradford.

TITLE

Proposed Site layout

Client

Mr O. Popoola

Date

08/22

Scale

1:200 @ A1

Job no

PL-SL-02

Revision

AB Architecture Ltd

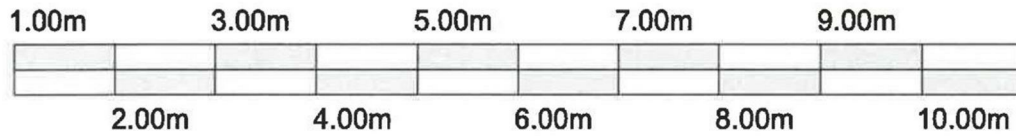
Andrew Barber - Director

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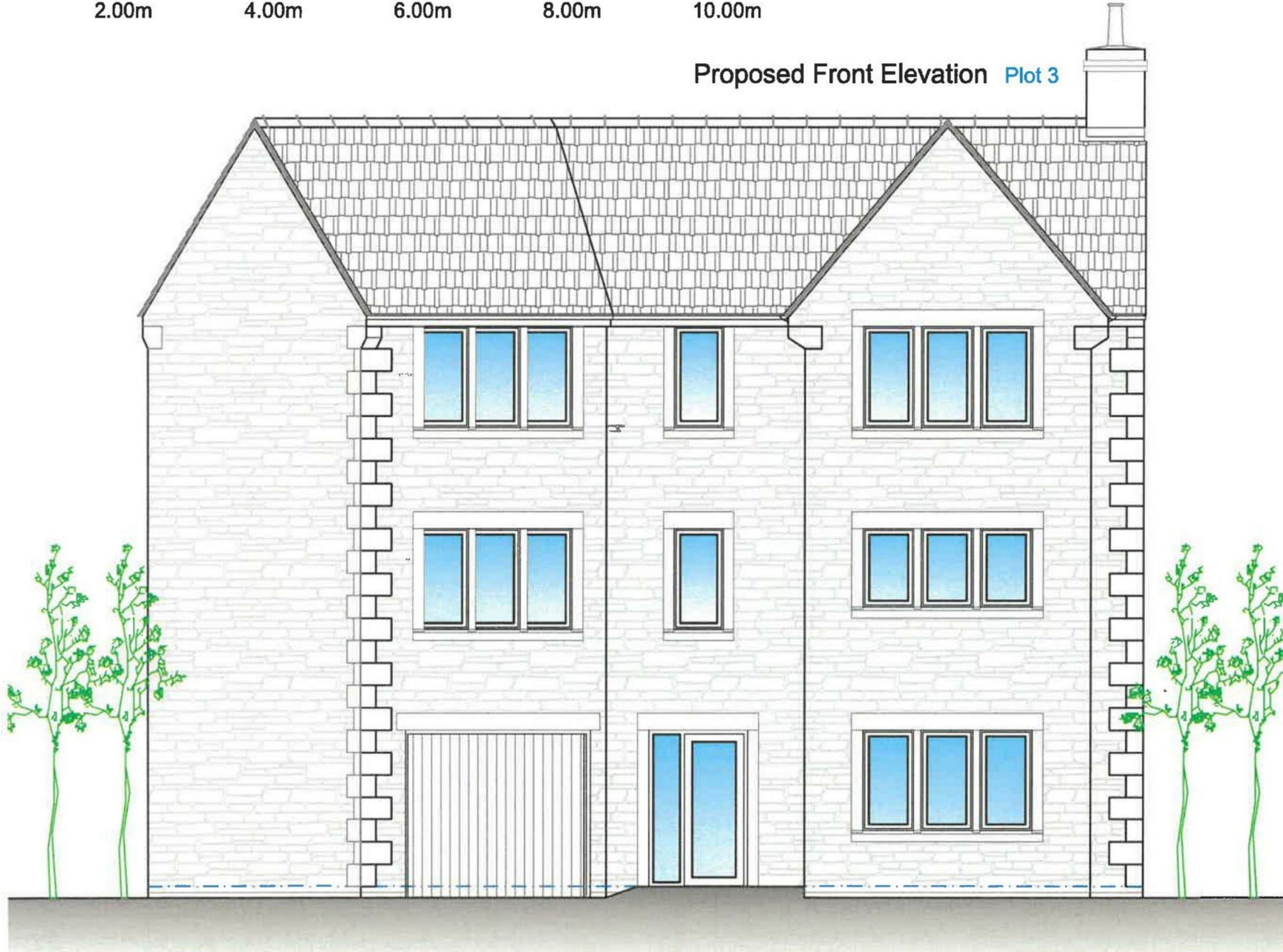
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Proposed Front Elevation Plot 3



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Status
 Submitted for L.A Planning Condition discharge approval

Project
 Proposed 5no Detached Dwellings to replace existing derelict Bungalow, 289 Beacon Road, Wibsey Bradford,

Title
 Plot 3
 Proposed Front Elevation

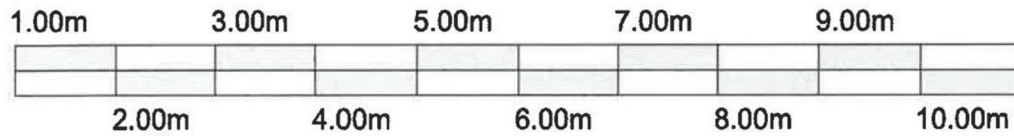
Client
 Mr O. Popoola

Date	Scale	Revision
08:22	1:50@A3	-
22-015	PL-3-04	-

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Proposed Front Elevation
Plot 5

Status
Submitted for L.A Planning Condition discharge approval

Project
Proposed 5no Detached Dwellings to replace existing derelict Bungalow, 289 Beacon Road, Wibsey Bradford,

Title
Plot 5
Proposed Front Elevation

Client
Mr O. Popoola

Date	Scale	Revision
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22-015	PL-5-04	

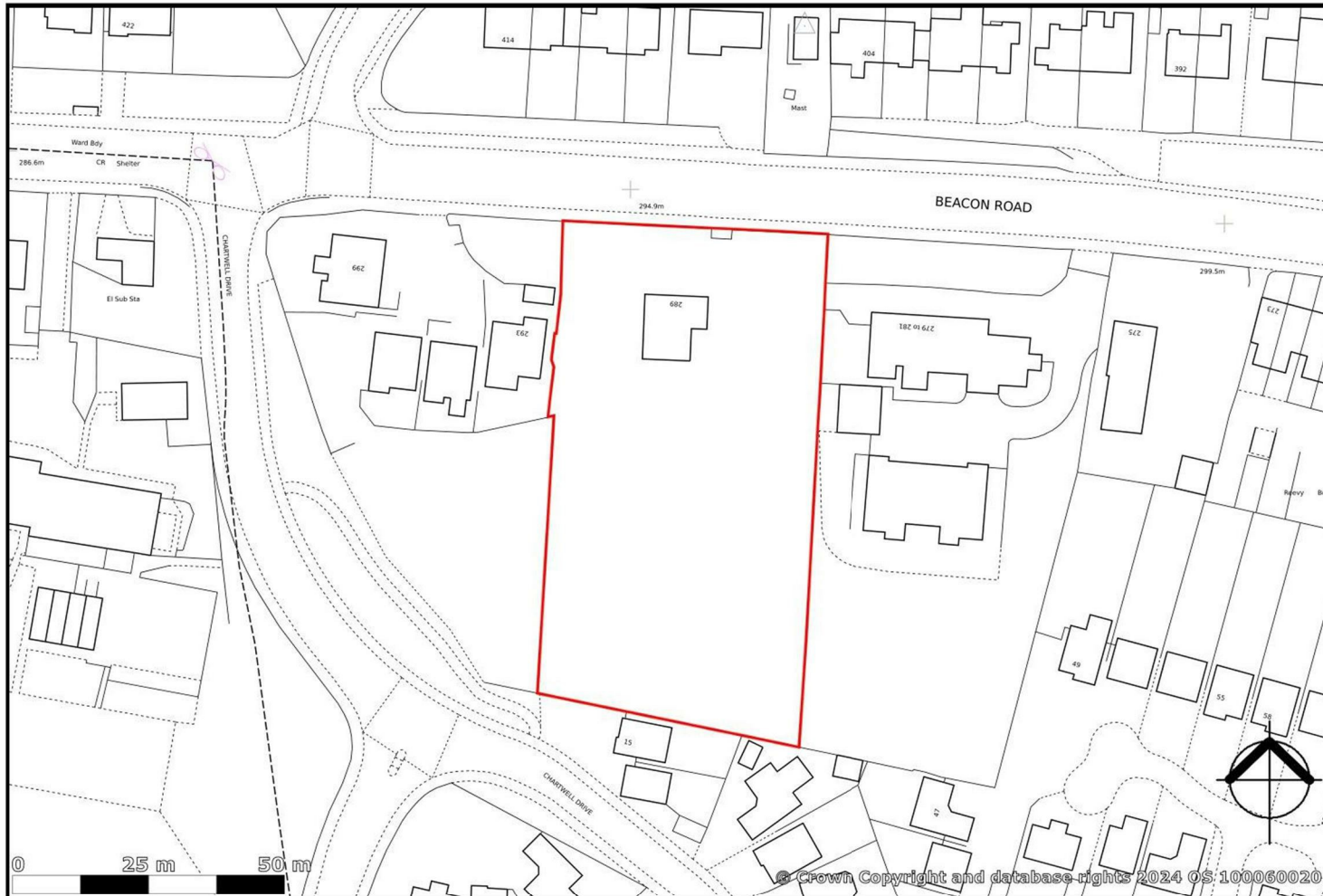
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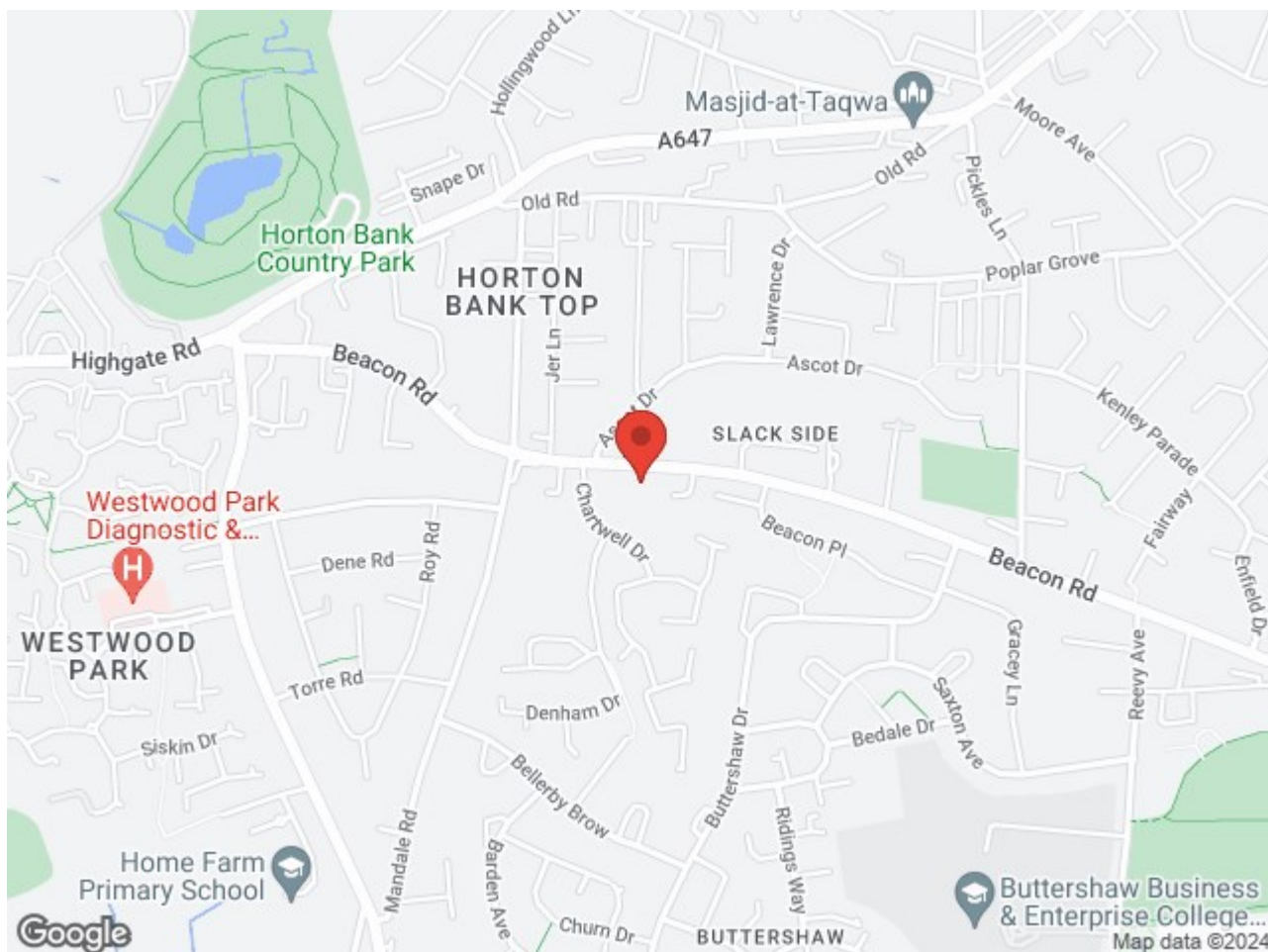
Building Land (5 Plots) 289 Beacon Road, Bradford, BD6 3DQ



created on **edozo**

Plotted Scale - 1:1,250

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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