

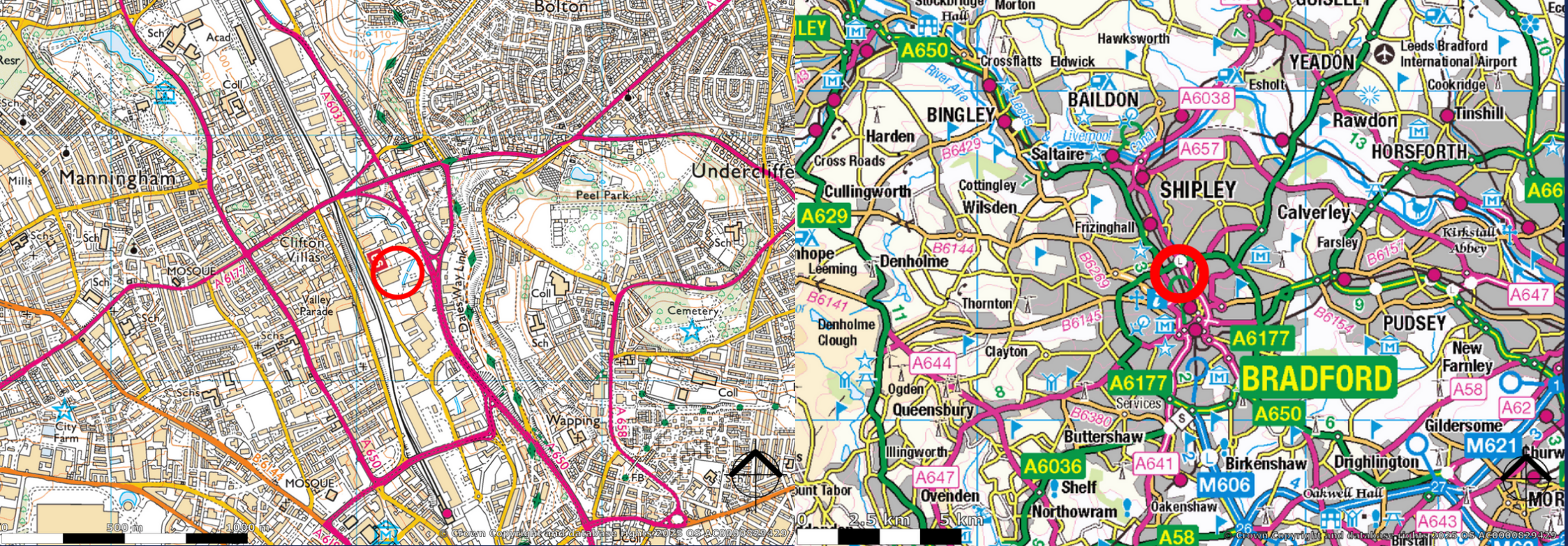


FOR SALE - AS A WHOLE OR IN PART

FORMER HUWS GRAY, CANAL ROAD, VALLEY ROAD, BRADFORD, BD1 4RY



Sanderson
Weatherall



Location

The subject property is prominently located off Valley Road and approximately $\frac{3}{4}$ mile north of Bradford city centre.

The surrounding area is commercial in nature although is best known for it's concentration of car dealerships with surrounding occupiers including Land Rover, Ford, Volvo, Hyundai, Toyota, Kia, Honda, Suzuki and Skoda.

Transport links are strong with the M606 being accesible some 3.5 miles south providing easy access to Junction 26 of the M62. Leeds is circa 9 miles due East and Halifax is 7.5 miles South West.



PLOT A

Plot A extends to circa 1.115 acres (0.451 ha).

This site sits directly to the rear of the former Audi car dealership and is accessible directly off Valley Road.

The site benefits from a hard standing surface and palisade fencing with a steel palisade gated entrance available off Valley Road.

If purchased separately, a right of way may need to be retained immediately over the entrance to facilitate access to Plot B.

Guide Price - £675,000



PLOT B

Plot B –extends to circa 1.276 acres
(0.516 ha)

Plot B sits directly to the rear of the former Audi car dealership car park area. The site can currently be accessed from Plot A and Plot C, there is also a private road leading to the site through the former Audi site although formal access rights over this land are not included as part of this sale.

The site is tarmacadam covered with pallisade fencing. There is a electricity substation at the western end of the site.

Guide Price - £900,000



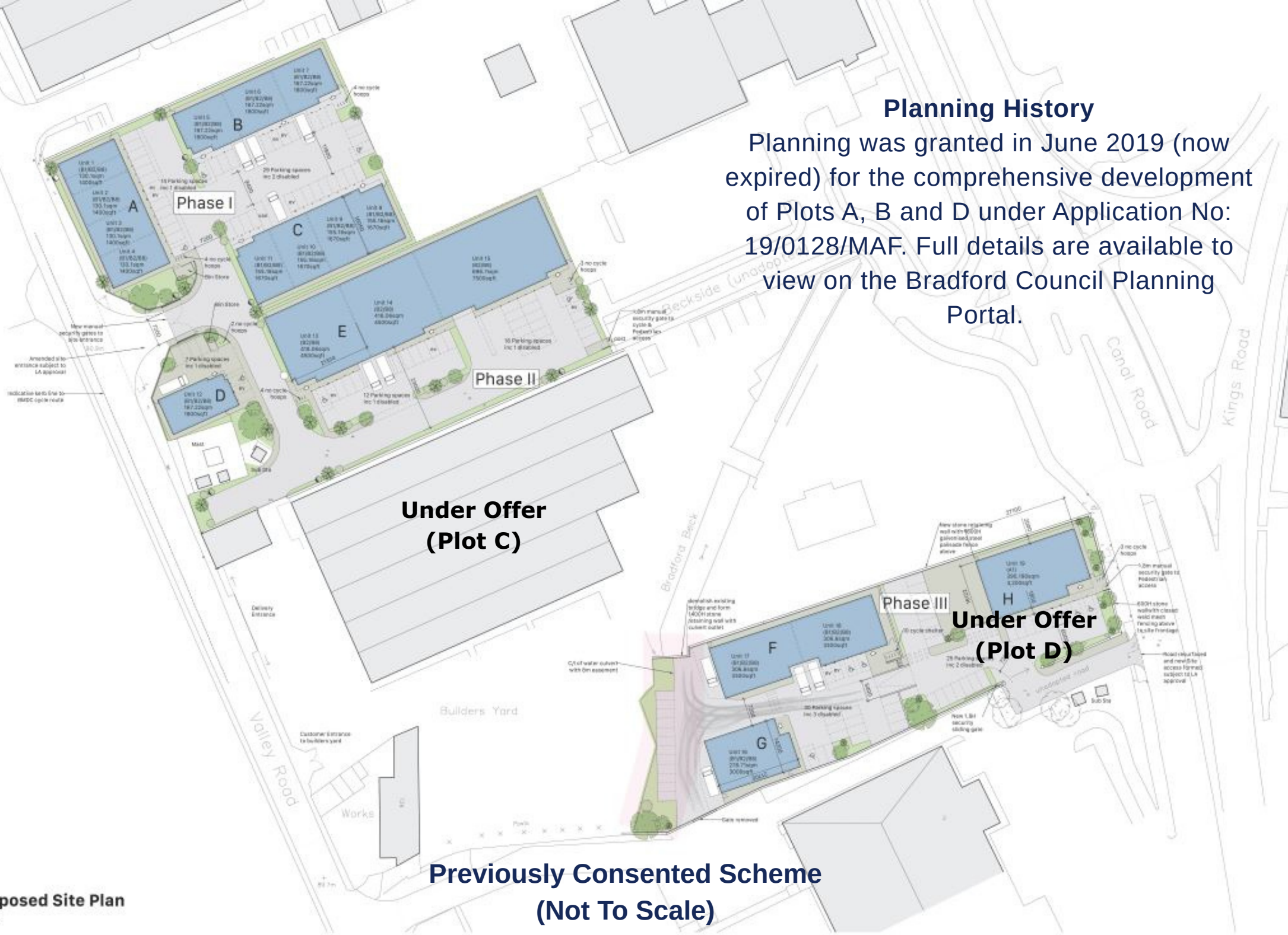
Planning History

Planning was granted in June 2019 (now expired) for the comprehensive development of Plots A, B and D under Application No: 19/0128/MAF. Full details are available to view on the Bradford Council Planning Portal.

**Under Offer
(Plot C)**

**Under Offer
(Plot D)**

**Previously Consented Scheme
(Not To Scale)**





VAT & Costs

All guide prices are exclusive of VAT. Each party is to be responsible for their own cost in the transaction.

Anti Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

For further information or to arrange a viewing, please contact the sole selling agents:

Jonathon White

07811 100 786

jonathon.white@sw.co.uk

Jay Dhesi

07518 290 500

jay.dhesi@sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL