

For Sale

Prime Development Land **Thornton Road**

Bradford, BD8 9AP



Development Opportunity

For and on behalf of:



Description

Following the success of gaining a planning consent for a retail scheme the vendor has now decided to dispose of the site which extends to 4.73 acres (1.91 Hectares). The site has been cleared of any structures previously occupied by Morrisons and used for Offices and Warehousing.

Planning

In 2015 the site received outline planning permission for a development of 6 units in a mix of A1 (non-food), A3, B2/Sui Generis uses delivering approximately 3,916 sq m of gross internal retail sales area (14/033688/MAO). That permission has recently expired, however it provides an in-principle recognition of the type of development considered acceptable on this site.

The majority of the site is within the Thornton Road Employment Zone as defined in the Bradford Unitary Development Plan (2005). The site sits alongside the Gillington District Centre and is therefore considered an edge of centre site in retail policy terms. Emerging policy in the Allocations DPD and Area Action Plans have not yet identified Strategic Employment Zones, which will replace UDP employment zones.

Further inquiries should in the first instance be addressed to Bradford Council Planning Department on 01274 434 605.



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- 13,500 vehicles/day on Thornton Road
- 14,500 vehicles/day on Ingleby Road

(Based on the peak hour flows from the counts carried out in March 2014)

Location

Bradford is a Metropolitan Borough of West Yorkshire, and lies 9 miles west of Leeds. Bradford has an Urban Population of over 522,000 people.

The scheme occupies a highly prominent position on Thornton Road (B6145) on its junction with Ingleby Road (A6177) the Outer Ring Road. Thornton Road leads directly into Bradford city centre, located 1.5 miles to the east. The surrounding area is a mix of retail, leisure, roadside motor trade and commercial uses.

Directly to the west of the site is the Victoria Centre; comprising a Morrisons foodstore with petrol filling station, Carphone Warehouse, Specsavers and The Range. On Ingleby Road are KFC and McDonald's Drive Thru' restaurants together with a LIDL foodstore. To the east of the site is Stratstone Mercedes Benz.

Tenure

The Long Leasehold of the land is for sale.

Environmental

A Phase II Geoenvironmental Report, which was obtained in 2017, is available upon request.

VAT

The purchase of the land is vatable.

Legal Costs

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

Viewing and Further Information

All viewings are strictly by prior appointment. Access to the dataroom can be provided upon request.



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