



**THOMAS PLACE, OFF CARR LANE,
SHIPLEY, BD18 2NB**

**1.92 acres (0.78 ha)
LAND FOR SALE**

LOCATION

The site is located off Carr Lane which is approximately 0.5 miles east of Shipley Town Centre and 2.5 miles north of Bradford city centre. Access is off Thomas Place, a service road shared with neighbouring commercial and residential occupiers. The surrounding area predominantly consists of residential property, plus community centre and playing fields immediately adjacent.

DESCRIPTION

A former light industrial site which became disused in circa. 2006. Since that time the buildings have been cleared and the site is now completely vacant. The Ordnance Survey extract provides indicative site boundaries and the site area is understood to be approximately 1.92 acres (0.78 ha).

PLANNING

The previous/ current use of the site has been light industrial. However, the site now appears to have been included in Bradford's Replacement Unitary Development Plan (RUDP) and is classed as a "Phase 1 Housing Site" which perhaps suggests that a future planning application for residential development may be looked upon favourably by the Local Authority. Interested parties should make their own enquiries in that respect and are reminded that unconditional offers only are invited.

TERMS

The land is offered on a freehold basis with full vacant possession and unconditional offers are invited in excess of £750,000 exclusive of VAT (if applicable).

FURTHER INFORMATION

For further information please contact Alfie Stevens-Neale on 0113 239 5778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk).



Boundary lines for illustrative purposes and not to be relied upon

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