

**DEVELOPMENT SITE WITH PLANNING CONSENT
FOR CONSTRUCTION OF PORTAL FRAMED INDUSTRIAL UNIT
BEDFORD STREET
BRADFORD**



- Site area 0.04 hectares (0.09 acres) approx.
- Situated on Bedford Street, close to its junction with Wakefield Road/Croft Street.
- Planning consent for development of an industrial unit of approximately 176m² (1,895 sq. ft.)

FOR SALE - £87,500

Starkeys Chartered Surveyors, 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.

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1. LOCATION:

The site is situated close to the end of Bedford Street, within close proximity to its junction with Wakefield Road/Croft Street, the latter of which forms part of the Bradford Inner Ring Road. The site is situated in a mixed use area on the periphery of Bradford city centre, close to the Leisure Exchange and within fairly close proximity to Bradford Interchange.

2. GENERAL DESCRIPTION:

The site provides a fairly rectangular piece of land which is generally level. We understand the site has previously housed an MOT garage/workshop which has subsequently been cleared.

3. ACCOMMODATION:

We assess that the site has a total area of approximately 0.04 hectares (0.09 acres).

4. RATING:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website which states the property has been removed from the rating list.

5. SERVICES:

Purchasers should satisfy themselves as to the availability or otherwise of any services, their location and capacity.

6. PLANNING:

The site has planning consent for construction of a portal framed unit, due to demolition after fire (application reference 24/00593/FUL).

Purchasers should make their own enquiries to satisfy themselves in relation to the current planning situation.

7. TENURE:

The site is freehold.

8. TERMS:

The site is offered for sale at £87,500.

9. FURTHER INFORMATION:

By appointment through the sole agents:

**STARKEYS
17 VICTORIA MEWS
MILL FIELD ROAD
COTTINGLEY BUSINESS PARK
COTTINGLEY, BINGLEY
BD16 1PY**

**ANDREW WARD MRICS
TEL:- 01274 307910**

Amended 5 November 2025

MISREPRESENTATION ACT 1967

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FINANCE ACT 1989

Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.