

Guide Price £150,000

- Development opportunity
- Single building plot
- Outline planning permission granted
- Three multiple storey terrace houses
- Planning number 23/03164/OUT



Land At, 40 Post Office Road, Bradford, West Yorkshire, BD2 2HT

A superb opportunity for an investor or home builder looking for land for sale in a sought after area of Bradford with outline planning permission for three terraced dwellings with all matters reserved. 23/03164/OUT

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Bradford 4 miles, Leeds 9 miles, Skipton 18 miles (all distances approximate)

General remarks

A superb opportunity to purchase a building plot with outline planning permission for three good sized terrace homes, under planning number 23/03164/OUT

The property is situated in a highly regarded residential neighbourhood of BD2, close to the ever popular Eccleshill Village. The locality enjoys a range of shops, amenities, bars, restaurants and well respected primary and secondary schools. The area is close to both Bradford city centre and has fantastic links to Leeds. The location also offers superb road and rail networks to many West and North Yorkshire business centres which include Bradford, Ilkley, Skipton and Leeds.

<https://planning.bradford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZXZV0DHHE500>

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council

Tenure, Services & Parking

- Freehold
- No services connected
- On street parking

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Agent's notes

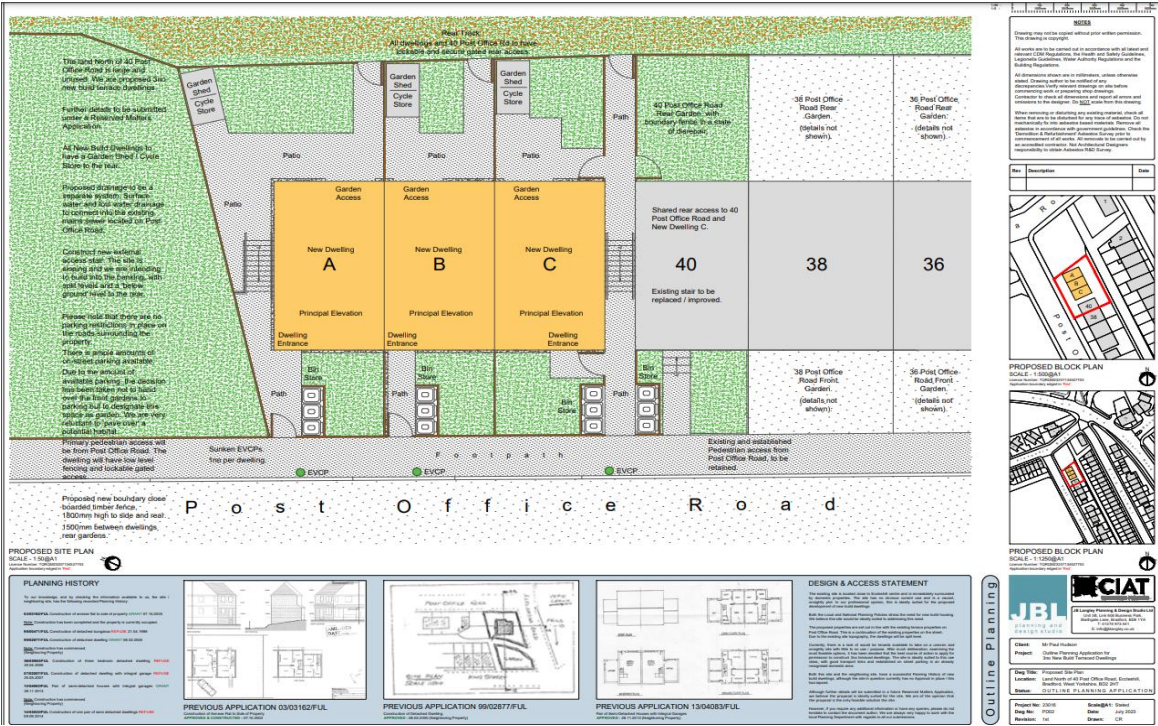
If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements.

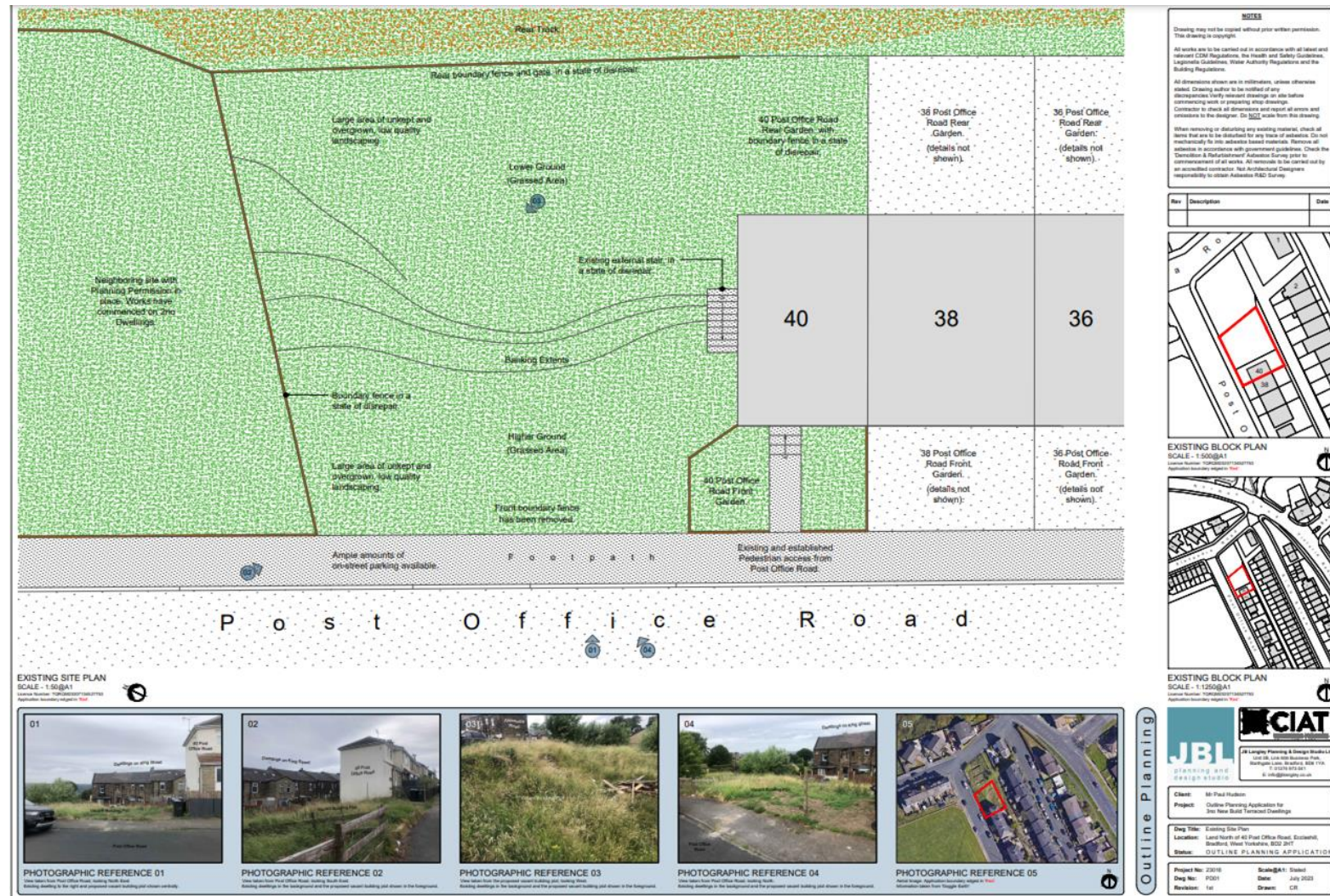
Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SAL240235





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