



**Substantial Development Site  
Thornton Road  
BRADFORD, BD1 2JD**



**FOR SALE**

**Large Development Site Extending to a Total of Approximately 1.12 Hectares (2.75 Acres) Being Considered Suitable for Roadside, Trade Counter & Industrial Development (Subject to Planning Permission) and Occupying a Busy Main Road Position Fronting Thornton Road (B6145)**

**PRICE – Upon Application (Plus VAT)**

# Substantial Development Site

## Thornton Road, BRADFORD, BD1 2JD

### LOCATION

The site is situated fronting onto Thornton Road, at its junction with Listerhills Road, approx. a fifth of a mile to the west of Bradford City Centre. The property has the benefit of substantial volumes of passing traffic on Thornton Road.

The property is located close to the Main Campus for the University of Bradford, various Student Halls of Residence, and Bradford College.

Nearby Occupiers include Euromaster, Thrifty Car Rental, IMO Car Wash, Junoon Café, etc.

### DESCRIPTION

The property comprises a development site (currently used as a car park), with substantial frontage to Thornton Road. Is considered suitable for a wide variety of retail, trade counter, roadside and industrial development uses – subject to appropriate planning permission being secured.

The site has substantial frontage to Thornton Road (B6145) and extends to approximately 1.12 hectares (2.75 acres). The property has access directly from Thornton Road.

### OPPORTUNITIES

The property is available preferably as a single entity, upon a freehold basis. Our clients would give consideration to design and build opportunities on a freehold or leasehold basis, to suit individual occupier requirements. For further details, or to express an interest please contact the appointed sole agents.

### PRICE

Our clients would consider a sale of the entire property upon an unconditional or conditional basis with full vacant possession.

£1,350,000 – Subject to Contract (plus VAT).

### DESIGN & BUILD

Opportunities available on a freehold or leasehold basis – Enquire for further information.

### VAT

All rents, prices etc. will be subject to VAT at the standard rate.

### EPC

An Energy Performance Certificate will be made available to the buyer/tenant, upon completion of the development.

### VIEWING

The Site/Location may be viewed at anytime from the adjoining highway.

### FURTHER INFORMATION

Contact Mark Brearley

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049