



Cleared Development Site For Sale

Rushton Avenue, Thornbury, Bradford, BD3 7HZ

Freehold development site offered for sale unconditionally or subject to planning
Significant development potential for residential and other uses



Key Facts

- Cleared development site of 2.82 acres (1.14 hectares)
- Offered for sale unconditionally or subject to planning
- Site offers excellent potential for residential or other uses
- Dedicated existing access from the end of Rushton Avenue
- Situated to the rear of Morrisons Bradford Thornbury supermarket
- Close to Woodhall Retail Park, B&Q and Bradford Shopping Plaza



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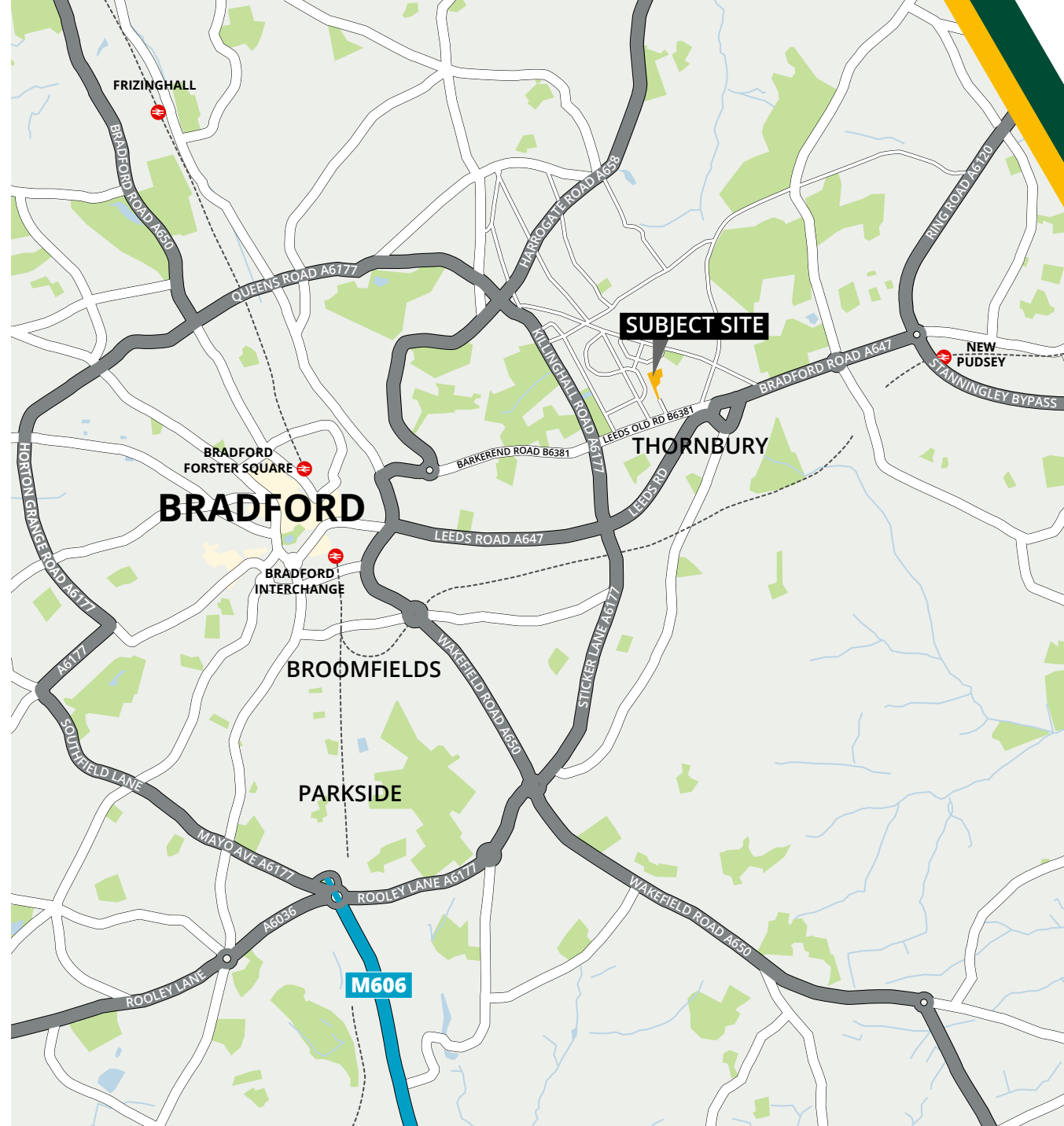


Location

The property is located in the Bradford suburb of Thornbury, which is approximately 1.75 miles east of Bradford city centre.

It is situated just off the B6381 Leeds Road, which is the main east-west link between Bradford and Leeds to the east. The site is accessed directly via Rushton Avenue from its junction with Leeds Road.

The immediate area of Leeds Road to the south of the site is comprised of retail premises including Morrisons, B&Q, Woodhall Retail Park and Bradford Shopping Plaza. Away from Leeds Road, the surrounding area is predominantly residential in nature running up to Gain Lane to the north, where Morrison's head office is located.



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Morrison's Headquarters

SUBJECT SITE

Thornbury Medical Centre

Gain Lane



Morrison's Car Park

Petrol Station

Woodhall Retail Park



Rushton Avenue

Bradford Shopping Plaza



B6381 Leeds Road



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Description

The subject site is of an irregular shape and is currently predominantly covered in hard standing, with existing trees/vegetation on the northern and western sides.

The car park of Morrison's Bradford Thornbury store is adjacent to the southern boundary of the site, with Thornbury Medical Centre to the east. The northern and western sides of the property abut residential properties.

The site has an existing dedicated access from the end of Rushton Avenue, which leads directly to Leeds Road.



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Gain Lane

Thornbury Medical Centre

SUBJECT SITE

Hodgson Avenue

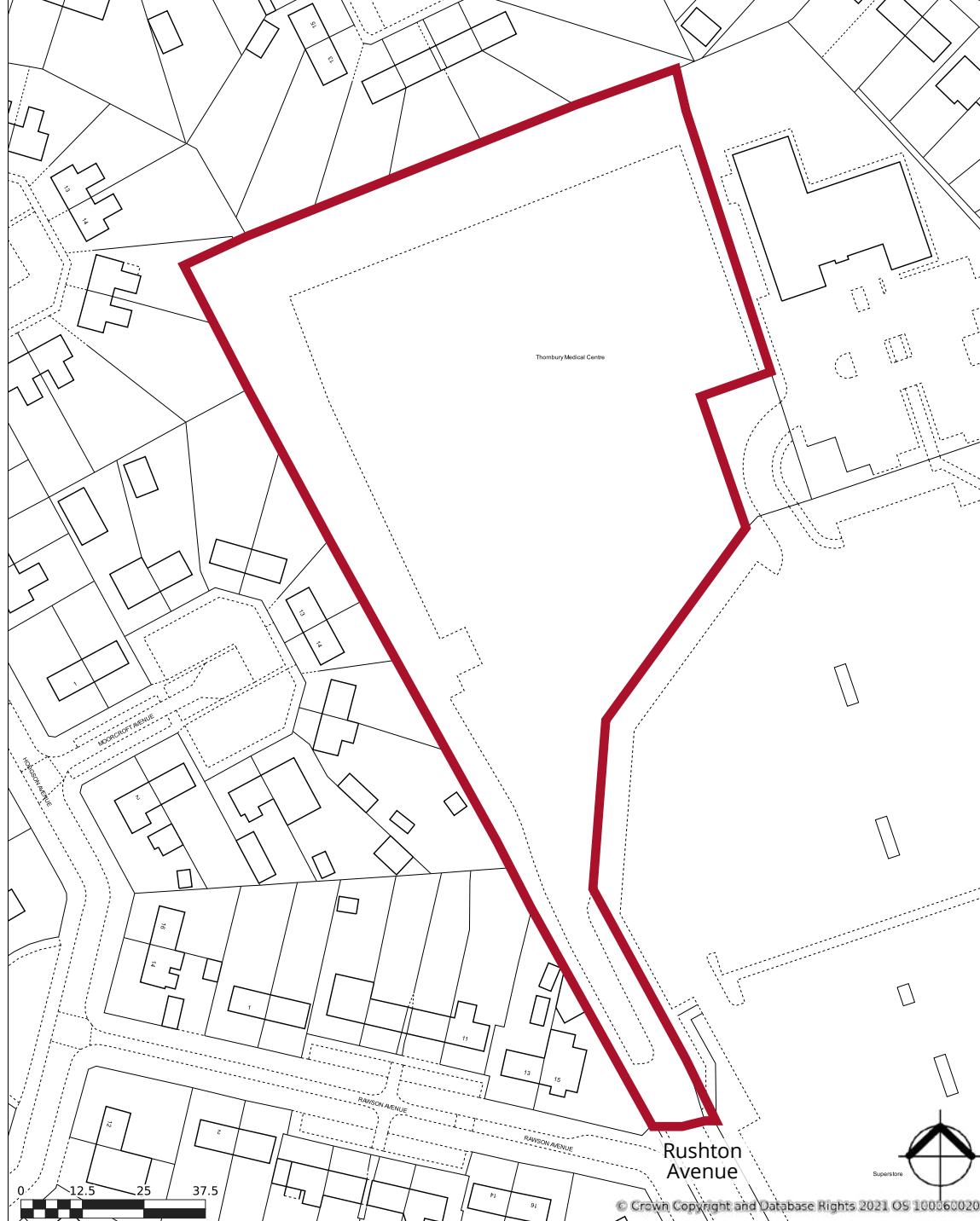
Rawson Avenue

Rushton Avenue



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Site Area

Based on the approximate red line area shown on the plan opposite, it is estimated that the site extends to approximately 2.82 acres (1.14 hectares).



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Tenure

The property is held freehold under Registered Title number WYK610044.

The site offered for sale is outlined in red for identification purposes only on the previous page.

A report on title prepared for Wm Morrison is available in the dataroom.



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Planning Background

The site is situated in a highly sustainable location adjacent to Thornbury District Centre. The adopted Unitary Development Plan does not allocate the site for any particular land use, but it is within the urban area and adjacent to a defined district centre.

The new emerging local plan allocates the site for residential development under the provisions of draft policy NE13/H, which confirms that the site would be suitable for at least 46 dwellings.

With planning permission previously having been granted for residential development on the site and based on its allocation in the emerging plan, it appears most suited to residential development. However, its adjacency to the district centre means other uses should also be supported.



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The Opportunity

The freehold interest in the subject property is offered for sale either on an unconditional basis or by way of a subject to planning contract.

Offers are invited on either or both bases.



Viewing and Dataroom

A data room of legal and other information relating to the property is available to interested parties.

For access to the dataroom or to arrange to view the property, please contact Alex Moorhouse of Colliers International at:

alex.moorhouse@colliers.com
Tel: 0113 200 1875



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VAT

VAT will apply in respect of the sale of this property.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

Contact

For further information and to discuss this property, please contact sole agents Colliers International:-

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