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# FOR SALE



## **Surplus Land - Swift Drive, off Cooper Lane, Bradford, BD6 3NL**

Freehold surplus land located adjacent to Westwood Park Community Hospital equating to approximately 0.22 Acres

## LOCATION

The subject property is located on Swift Drive, which is accessed from Cooper Lane in Bradford.

Bradford is in the Metropolitan Borough of the City of Bradford in West Yorkshire, 8.6 miles (14 km) west of Leeds, and 16 miles (26 km) northwest of Wakefield.

## DESCRIPTION

The subject Freehold land is surplus land with development potential, situated just off Swift Drive in between Cooper House Care Home and Westwood Park Community Hospital, accessed from Cooper Lane.

The subject site is elevated from Swift Drive and equates to approximately 0.22 Acres, is bounded by a secure palisade fence and is situated in an elevated position; and accessible via the adjacent car park which we understand Rights of Access will be granted to a successful purchaser.

## TOWN PLANNING / RESTRICTIVE COVENANTS

Any interested party would need to make their own general planning enquiries with the Local Planning Authority.

The land is currently subject to two Restrictive Covenants, preventing the future use as either a hospital or for education purposes – we are currently negotiating with BMDC in order to extinguish these Restrictive Covenants.

## TENURE

The land is held Freehold. Title No. WYK 905098.

## VAT and LEGAL COSTS

We understand that the sale will not be subject to payment of VAT.

Each party will be responsible for their own legal costs incurred in the transaction.

## OFFERS

The property is offered for sale by private treaty, through informal tender via the sole selling agents.

Our client is seeking an unconditional sale of the property but may be prepared to consider a conditional subject to planning sale, upon agreement.

## Price upon application

Subject to Contract

## VIEWINGS

Any interested party wishing to inspect the land can do so at their own convenience.



## CONTACT

Please do not hesitate to contact the sole selling agents for further information.

## James Bielby MRICS

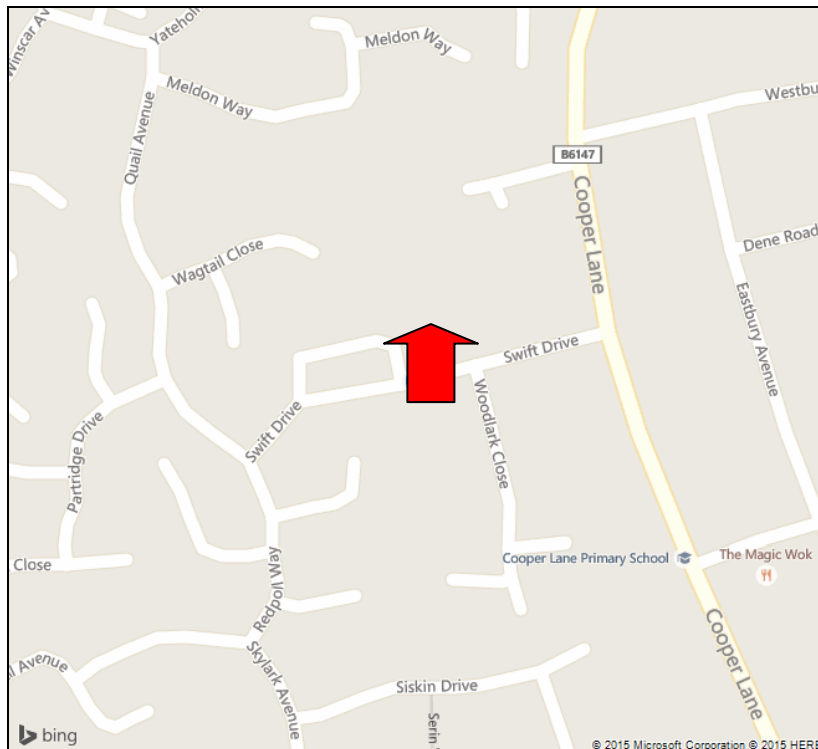
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