

## Land, 85 Westgate Hill Street, Westgate Hill, Bradford, BD4 0SF

LAND FOR SALE: Robert Watts Land & New Homes offer for sale this RESIDENTIAL DEVELOPMENT with OUTLINE PLANNING for 3 TOWN HOUSES. The proposed new builds will be 4 BEDROOMED + ENSUITE, over 3 FLOORS. Planning permission was granted by Bradford Metropolitan Council on 19.4.24, reference 24/01457/OUT, with the existing dwelling to be demolished to make way for the development. The site totals an area of approximately 970 m<sup>2</sup>

The site is located in a prominent position, close to both Birkenshaw, Drighlington and nearby Tong Village. Offers easy access into both Leeds and Bradford and is within minutes to J27/M62.

**£250,000**

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## PROPOSED ACCOMODATION

### GROUND FLOOR

#### HALLWAY

#### WC

#### DINING KITCHEN

#### BEDROOM 4

### 1ST FLOOR

#### MASTER BEDROOM

#### EN SUITE

### TOP FLOOR

#### BEDROOM 3

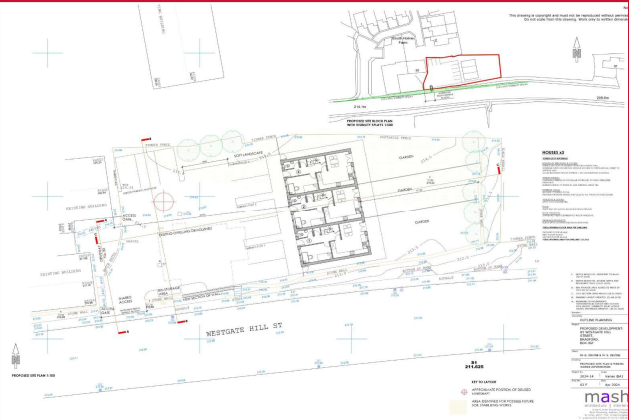
#### BEDROOM 4




#### BATHROOM

**PLANNING CONSENT** Outline planning has been granted by Bradford Council: Reference 24/01457/OUT

**PLEASE NOTE** On the site is an existing dwelling, in the form of a bungalow, which has fallen into a state of disrepair in recent years. As part of the planning, the existing detached dwelling is to be demolished. All the plans and information has been provided to us in good faith by our client. All interested parties should check all the information with a solicitor and with Bradford Council.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



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