

**Land & Buildings
Lower Quarry Road
Bradley
Huddersfield HD2 1FN**

**Asking Price
£375,000**



2 PARCELS OF LAND EXTENDING IN TOTAL TO 8.5 ACRES

- Positioned a short distance from the A62 Leeds Road, providing good access to the M62 motorway network at Junction 25 (2 miles)
- Buildings suitable for conversion subject to planning permission. These are Grade 2 Listed.

DESCRIPTION

The site comprises two parcels of land positioned either side of Lower Quarry Road, a short distance from the A62 Leeds Road.

The lower parcel of land extends to approximately 2.74 acres and adjoins the railway line to its north-eastern boundary, and has a former barn property positioned upon it which is in need of rebuilding/converting. The remaining land extends to 5.75 acres and is rectangular in shape and adjoins fields to the east and south, with Bradley Park Waste Management Site to the west.

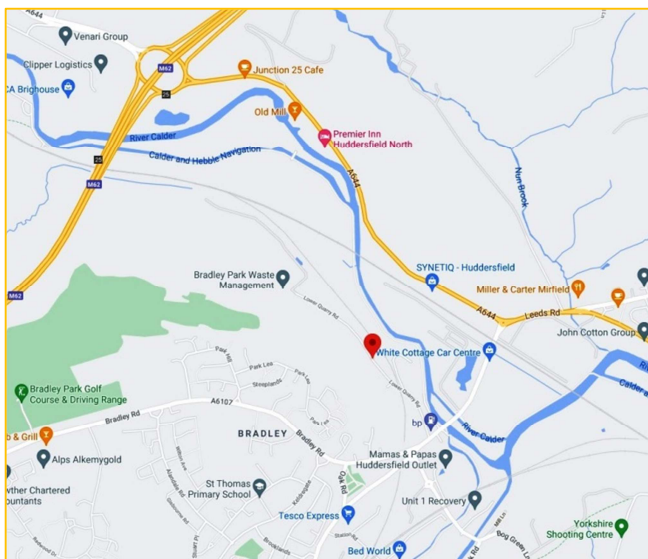
The land is allocated within the Green Belt, positioned a short distance from industrial premises along Lower Quarry Road and is in an area where there is planned development. The buildings on the site are Grade 2 Listed.

LOCATION

The site is positioned towards the end of Lower Quarry Road which is a turning off the A62 Leeds Road close to Cooper Bridge.

The site is approximately 2 miles from Junction 25 of the M62 motorway network and approximately 3 miles from Huddersfield town centre. The site adjoins the Bradley Park Waste Management Site and is near to the Bradley Park Golf Course site, part of which has been allocated for housing in the Kirklees Local Authority Local Plan.

The site is positioned in a mixed land use area with a range of industrial properties positioned close to the junction of Lower Quarry Road and Leeds Road, in addition to mixed housing and a petrol station fronting Leeds Road.



ACCOMMODATION

Plot 1	2.74 acres
Plot 2	5.75 acres
Total	8.50 acres

PRICE
£375,000.

TENURE
Freehold

CONTACT

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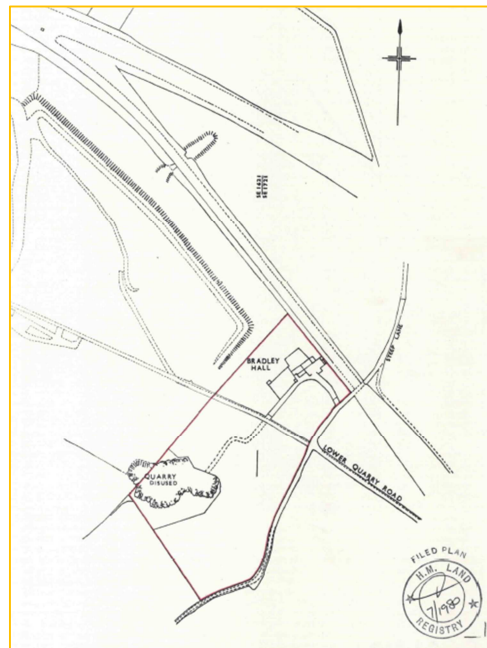
Jonathan Uttley
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RATEABLE VALUE
To be assessed.

VIEWING
Interested parties enter the site/buildings at their own risk.

VAT
VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING:
N/A



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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