Harrogate Road, Eccleshill, BD2 3NS

- Major development opportunity for 600 houses
- Planning Consent granted April 2015 • Available as a whole or in phases
Background

This outstanding and unique development opportunity is the result of a collaborative partnership between the City of Bradford Metropolitan Borough Council and a long established family business; Hard York Quarries.

For three generations, the Hard York Quarry site in Eccleshill has been producing fine Yorkshire stone products for individuals, businesses and organisations on a national scale throughout the United Kingdom.

Following a review of the future resources of the quarry, over the past four years, the Marshall Family have worked in partnership with Bradford City Council and other important Stakeholders in order to create a significant land assembly which extends to 58 acres.

This extensive site with principal access from Harrogate Road (A658), is now prime for new development. It is located 2½ miles north east of Bradford city centre, adjacent to existing residential housing and a substantial area of green open space and within close proximity to existing local services and facilities.

As a result of the partnership between the Marshall Family and Bradford City Council, planning permission was granted in April 2015 for a comprehensive redevelopment of the site to accommodate up to 600 new houses, and a new local retail centre.

Proposals are now invited from developers to acquire the site either as a whole, in parts or on a phased basis. This prospectus sets out a headline summary of the salient points of this exciting opportunity and further detailed technical, legal and other background information is available upon request to interested parties.
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Summary

- Total site area – 58 acres (23.47 ha)
- Net housing area – 43.6 acres (17.64 ha)
- Net local centre / retail area – 1.9 acres (0.77ha)
- 2 ½ miles north east of Bradford city centre, 6 miles west of Leeds city centre and 1½ miles south of the new Apperley Bridge Railway Station which is set to open in August 2015.
- The site is in close proximity to existing local services, facilities and infrastructure, and is adjacent to private sector housing and green open space.
- Outline Planning Approval granted in April 2015 for up to 600 new dwellings and 21,500 sq ft (2,000 sq m) ancillary local centre (A1 – A5 uses), and a nursery, together with detailed means of access, demolition of existing buildings and infrastructure.
- 3 entry points to the site including a remodelled entrance from Harrogate Road and two new access points from Moorside Road.
- Available for sale as a whole or in parts.
- Freehold.

www.dhp.org.uk
Planning
Planning Permission for the site was granted by Bradford City Council on 1st April 2015.

The planning permission is outline and subject to a Section 106 Agreement under reference / Application No: 14/00208/MAO.

The consent granted allows for up to 600 new dwellings, an ancillary local centre (uses A1-A5 up to 2,000 sq m gross), demolition of on site buildings, a nursery (D1 use) and fixed surface infrastructure associated with existing uses.

A copy of the planning permission and the planning application documents are available through the data room upon request, and also via the www.planning4bradford.com public access website with input of the application reference set out above.

A condition discharge matrix is also available via the data room which covers the planning conditions and the obligations of the Section 106 Agreement.

The S106 has been agreed at a level of £1m (subject to review in accordance with RICS protocol for each reserved matters application after 1st April 2018).

Technical
An extensive list of supporting technical reports and surveys are available to interested parties via the data room.

www.harrogateroadeccleshill.co.uk
Legal Matters

The entire site is held freehold in separate ownerships between Hard York Quarries and Bradford City Council. It is the subject of a joint venture agreement between the parties to promote the site for development.

The agreement provides a mechanism for the relocation of the nursery school which currently occupies part of the site.

A legal agreement is also in place to allow vacant possession of part of the site which is currently occupied by Throstle Nest Riding School.

The freehold interest of the site is offered for sale either as a whole or in part subject to contract.

Infrastructure

The planning permission provides for an enhanced access from Harrogate Road (A658) which will lead into the proposed new development spine road.

Two new access points are also proposed from Moorside Road, which means that development could occur in tandem from both the north and western site perimeters. This also opens up the opportunity for a phased scheme or joint development with more than one party.

The site has the benefit of proximity to all mains services and the planning permission also includes an appropriate drainage strategy.

The necessary cessation of existing quarry activity will tie in with any proposed infrastructure and earthworks strategy.
Location
The site is located 2 ½ miles north east of Bradford city centre and 6 miles west of Leeds city centre, and in close proximity to the established residential suburbs of Greengates, Apperley Bridge and close to Calverley and Pudsey.

Extensive local facilities and services are located within 1 mile at both nearby Greengates and Five Lane Ends. The headquarters office of WM Morrison Supermarkets is just over 1 mile to the south of the site and the ‘Leeds Country Way’ footpath situated in varied countryside is less than ½ mile to the east of the site.

Apperley Bridge Railway Station is currently under construction (due to open August 2015) and when complete will serve the Leeds – Shipley line with 2 planned services per hour.

New retail facilities are set to benefit the region with the Bradford Westfield Shopping Centre on track to open in late 2015, and the new Victoria Gate retail scheme in Leeds due to be completed in Autumn 2016.

Contact
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