



Land at 571 Thornton Road, Thornton, Bradford, BD13 3NW

Auction Guide £90,000

- PLOT OF LAND FOR SALE
- SUBJECT TO RESERVE PRICE
- PRIMARY SCHOOL 2 MINUTES WALK
- VARIOUS LAPSED PLANNING APPROVALS
- 10% DEPOSIT PAYABLE
- FOR SALE BY AUCTION - T'S & C'S APPLY
- CLOSE TO VILLAGE AMENITIES
- NO CURRENT PLANNING IN PLACE
- BUYERS FEES APPLY
- SENSIBLY PRICED

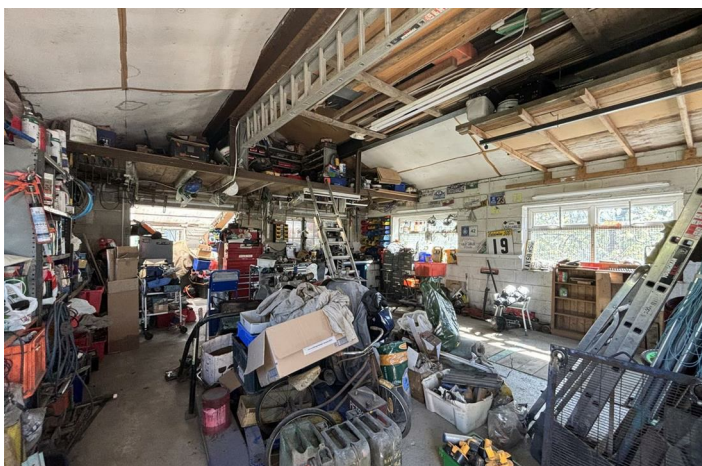
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**** PLOT OF LAND ** OUTSKIRTS OF THORNTON VILLAGE ** LAPSED PLANNING PERMISSION FOR DEVELOPMENT ** EASY ROAD SIDE ACCESS ** DESIRABLE POSITION WITH RURAL OUTLOOK ****

Bronte Estates are pleased to offer for sale this interesting plot of land in Thornton - for sale by Auction to cash buyers only. The most recent approved planning application was for outline planning for two dwellings. However, a previous application for a row of three four-bedroom townhouses and a four-bedroom detached bungalow was also approved. There are currently no valid planning permissions in place and all previous applications have now lapsed. Please see further details below and contact Bronte Estates on 01274 884040 with any queries.



Council Tax Band: Exempt



FURTHER INFORMATION

The plot currently forms part of the garden space belonging to 571 Thornton Road and consists of a substantial double-wall double garage measuring 2'4'0 x 19'0 with power, light and inspection pit, plus a rear storage room measuring 18'7 x 7'2. Two front garage doors, water and electric supply (currently connected to 571 Thornton Road) five double glazed windows and two folding access doors. There may be potential to extend or convert the garage due to its substantial structure and subject to securing the required planning permissions.

The garden area consists of several sheds, a single garage (for storage), raised flower beds, paved areas, mature shrubs & trees and a variety of established plants. There is a stone boundary wall fronting on to Thornton Road.

All enquiries are through Bronte Estates on 01274 884040.

PLANNING REF:

Planning reference 14/02985/OUT from 2014 and reference 11/02144/FUL from 2011 provide further details on the most recent planning applications that were approved when entered into the Bradford Council Planning Portal.

AUCTION DETAILS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable

Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property

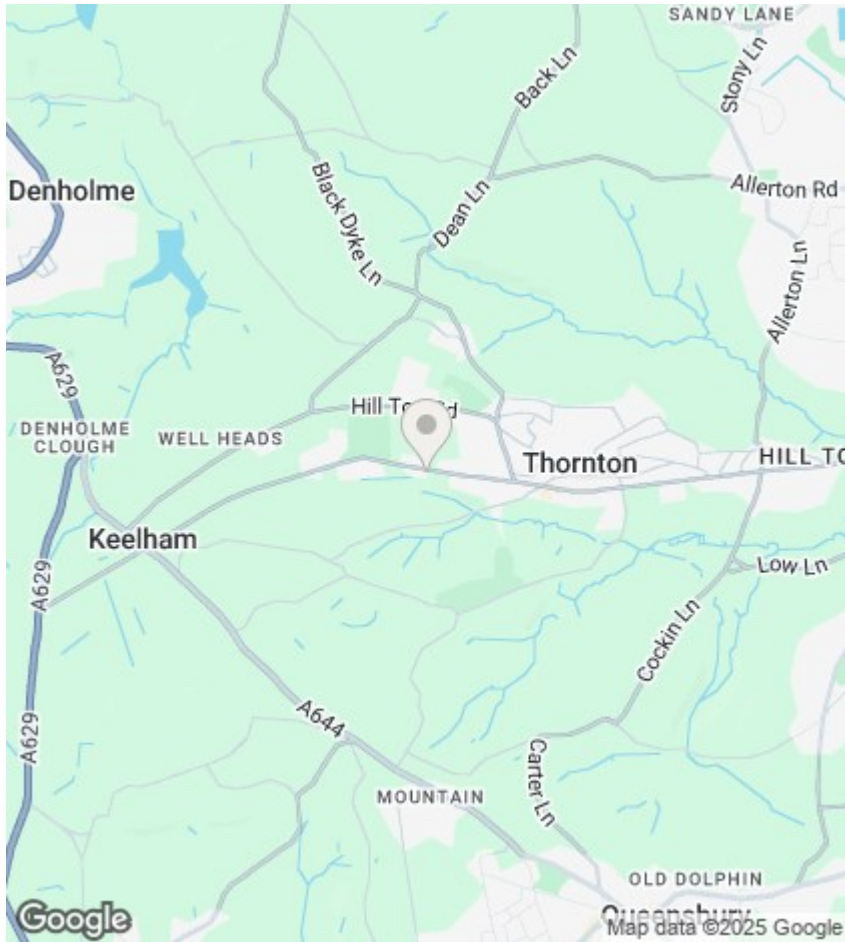
to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







Directions

Heading from Bradford, travel on Thornton Road, through Thornton village and the land can be found shortly after passing Thornton Primary School on the left hand side.

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC