



Red line shows indicative boundary only

For Sale

Former Beehive Mills, Thornton Road, Bradford, BD1 2EE

- Mixed-use development opportunity (STPP) in Bradford city centre
- Previous planning consent for high-rise residential scheme
- Brownfield site extending to approximately 1.95 acres (0.79ha)
- Approximately 0.5 miles west of Bradford Interchange



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Highlights

Freehold for sale via informal tender - offers invited

Brownfield site measuring approximately 1.95 acres (0.79ha)

Mixed-use development opportunity (STPP)

Past planning consent achieved for residential development

Located approximately 0.5 miles west of Bradford Interchange

[Dataroom](#) available upon request

Deadline for offers: 12:00 noon on Tuesday 2nd December 2025



Opportunity

The disposal of the Former Beehive Mills provides an opportunity to acquire a well connected and accessible brownfield site with development potential within the centre of Bradford (subject to the necessary consents).

The property is offered for sale by informal tender and will be sold with vacant possession upon completion.

Description

The property measures approximately 1.95 acres (0.79 ha) comprising of predominantly flat, hardstanding land which has previously housed industrial/mill building that have been subsequently demolished.

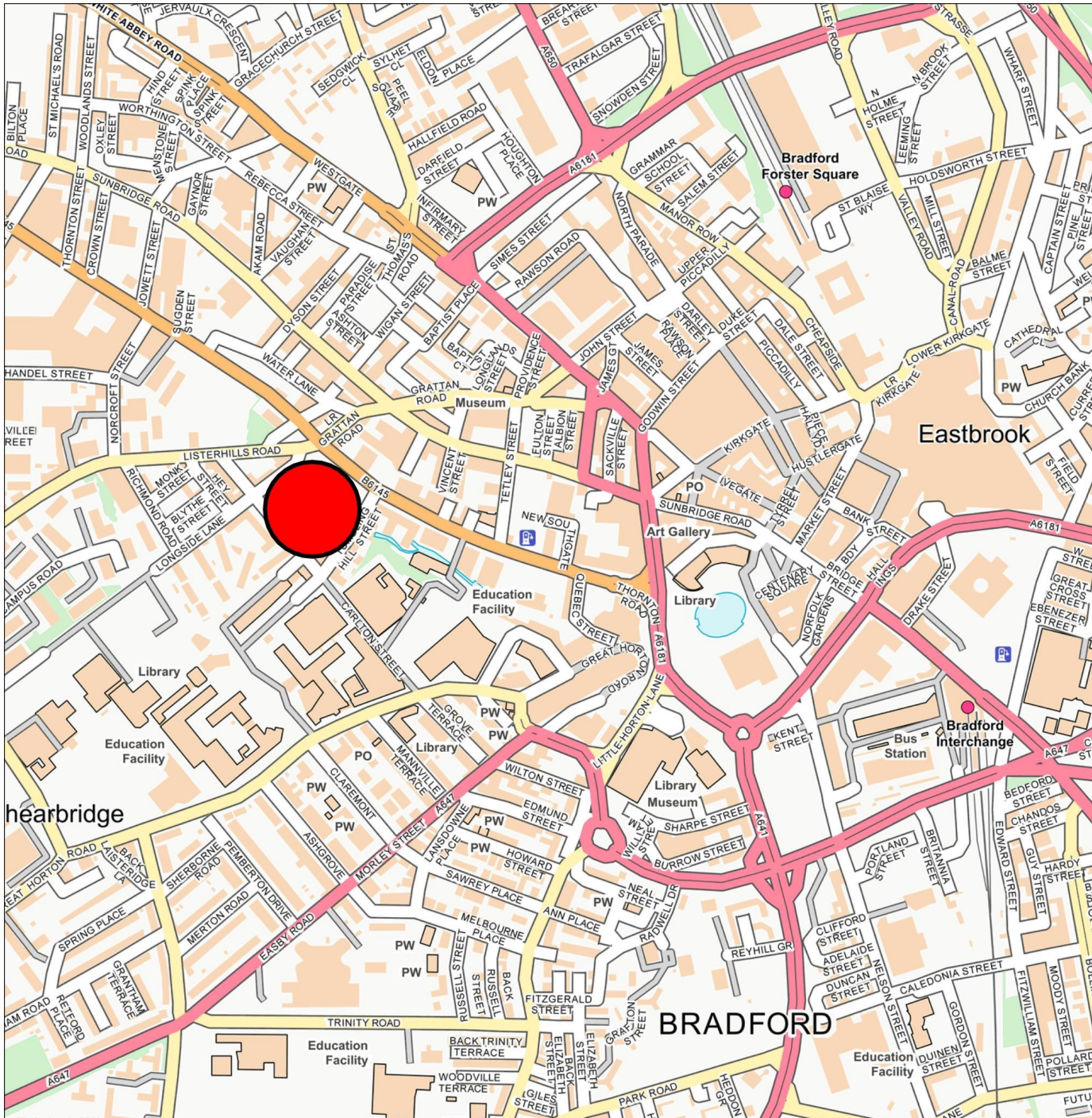
Vehicular access to the property is located on the eastern boundary of Tumbling Hill Street.

The northern boundary consists of vegetation surrounding a beck. This beck is excluded from the property boundary.

Further site information, including a site plan, is provided in the [dataroom](#).

We are aware that a licence to occupy the property benefitting a third party exists, allowing parking and storage. This is terminable by the University at short notice.





Location and situation

The property is situated in Bradford city centre. Bradford is a diverse city, with a mix of students and families, with a wide range of local amenities.

The property is located close to the University of Bradford and in a predominately residential area with significant student accommodation. There are also several commercial units to the east of Thornton Road.

There are various mill properties that have been converted to alternative residential and commercial uses within the surrounding area.

The property is well served by public transport, with Thornton Road being a main bus route, connecting the property to Bradford's train stations and local towns such as Shipley, Keighley and Halifax.

Bradford Interchange and Bradford Foster Square stations are located approximately 0.5 miles to the east of the property.

Junction 3 of the M606 is located 2 miles south of the property providing onward access to the M62. This then links Bradford with Leeds, Manchester and the wider motorway network.

Bradford City Village, a major housing-led development by Bradford City Council supported by ECF, Homes England, Muse, Legal and General and Incommunities, will bring up to 1,000 new homes to the city centre. This key scheme is located 250m from the subject property.



Planning

The property was allocated for residential development within the Bradford City Centre Action Plan (Adopted December 2017), with an indicative capacity of 220 units.

The property is also allocated for housing delivery within the City of Bradford Emerging Local Plan 2020—2038 (allocation reference CC2/H).

The Emerging Local Plan describes the property as a sustainability located brownfield site with an indicative capacity of 200 units.

We are also aware of a historic outline planning application for a for a 500 unit apartment scheme that was approved in 2006. Bidders should make their own enquiries in respect of planning matters.

We consider the property may be suitable for redevelopment, subject to gaining the necessary consents.

Supporting information

A link to a secure dataroom is available [here](#).

The [dataroom](#) contains:

- The bidder guidance
- A Bid Proforma.
- Further photographs.
- Title information.
- Site plans.

Please be advised plans, drawings and other information provided may be protected by copyright, patent and warranty laws.

Basis for Offers

The site is being sold with vacant possession and by informal tender.

Offers should be submitted using the bid proforma, available in the dataroom.

A bidder guidance document, also available in the dataroom, provides detailed instructions regarding the basis of offers to be submitted. It also provides instructions on what supporting information bidders should provide with their bid.

Offers are to be submitted by 12 noon on Tuesday 2nd December 2025.

**If you would like to know
more please get in touch.**

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