



## Development Site off Kaycell Street

Kaycell Street, Bierley, Bradford, BD4 7SJ

**Prime residential site for sale in Bierley, Bradford**

**1.24 Acres**  
(0.50 Hectares)

- Outline application submitted for up to 18 dwellings with Bradford City Council.
- Close to other residential and amenities such as Asda and Starbucks

# Development Site off Kaycell Street, Kaycell Street, Bierley, Bradford, BD4 7SJ

## Summary

<b>Available Size</b>	1.24 Acres
<b>Price</b>	Offers in excess of £750,000 Unconditional Offers Only
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Ground - Development Site	1.24 Acres	Available

## Description

The site comprises a fenced off greenfield site surrounded by on the whole a mix of different types of residential dwellings. Access would be via Kaycell Street.

## Location

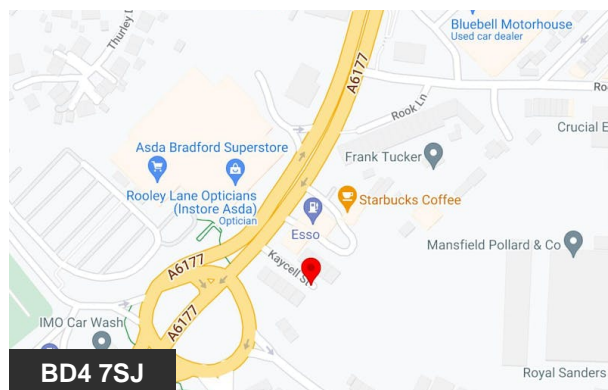
The site is located to the southeast of the existing Esso fuel station, fronting the A6177 (Rooley Lane). It is 2.5 miles southeast of Bradford City Centre that has a population of some 540,000 people.

## Viewings

Access to the site to be arranged through the agents.

## Planning

There is currently an Outline application for up to 18 dwellings being considered by Bradford City Council.



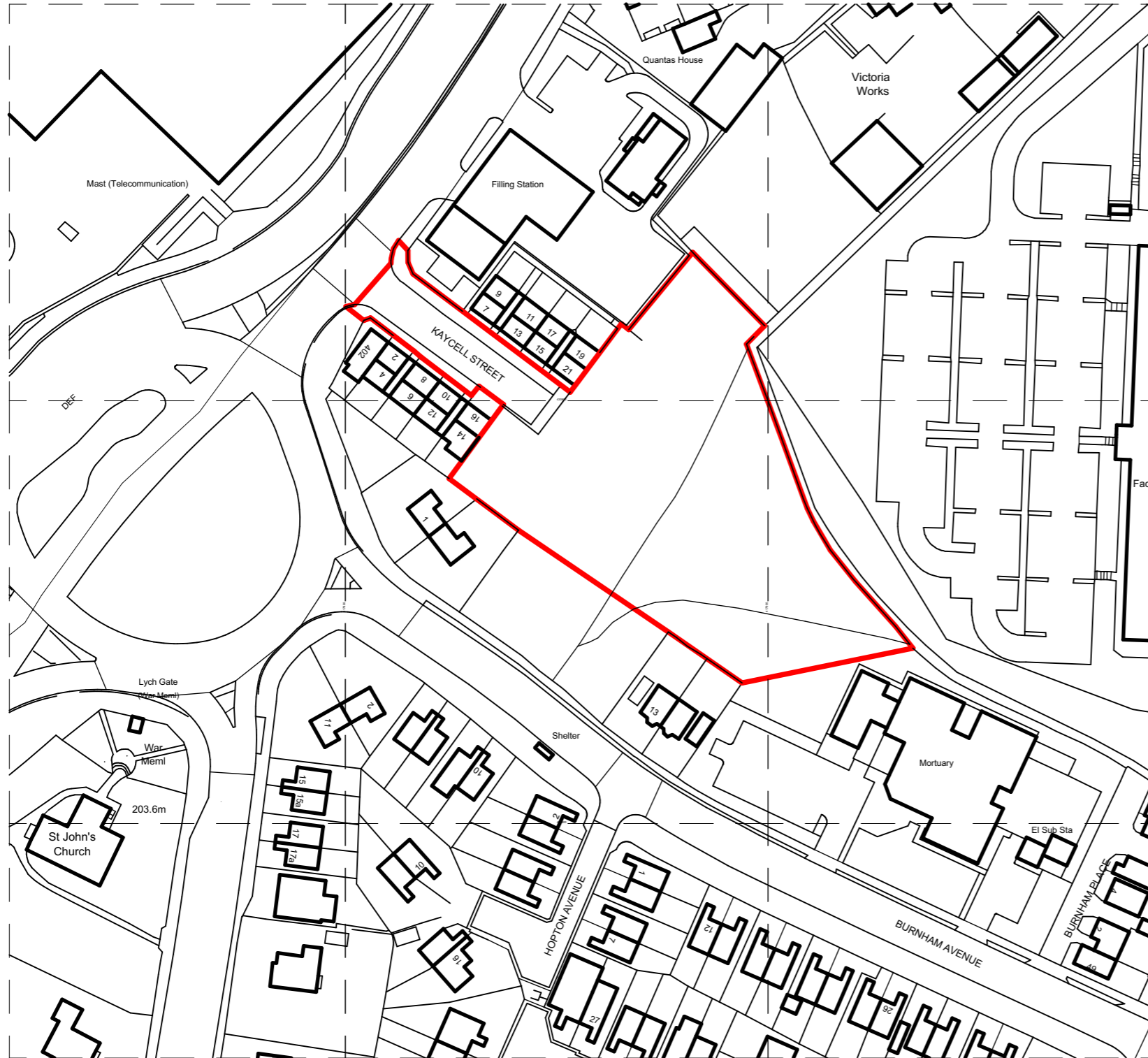
## Viewing & Further Information



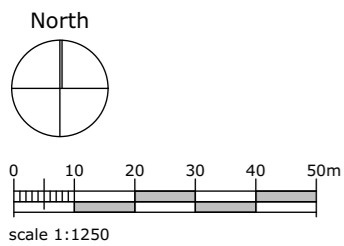
**Adam Mobley**

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client: euro garages

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project: proposed housing development  
land off kaycell street bradford

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sheet: os plan

job no:	22.108	dwg no:	001	B
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scale: @ A3  
 date: 15.02.22  
 drawn: dp

capricorn park  
 blakewater road  
 blackburn bb1 5qr  
 t: 01254 297700  
 e: design@cdpartnership.co.uk



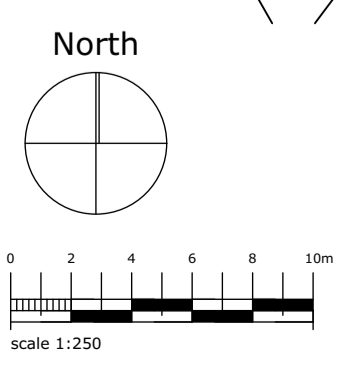
**development schedule**

Plots 1-2 & 6-7:  
4No. semi detached 3 bed dwellings @ 84m<sup>2</sup> GIA per dwelling

Plots 3-5, 8-10 & 14-15  
11No. 3 bed terrace dwellings @ 84m<sup>2</sup> GIA per dwelling

Plots 11-13  
3No. 2 bed dwellings @ 62m<sup>2</sup> GIA per dwelling

**TOTAL: 15No. 3 bed dwellings & 3No. 2 bed dwellings**



**campbelldriverpartnership**  
architects

client: euro garages

project: proposed housing development  
land off kaycell street bradford

sheet: site plan

job no:	22.108	dwg no:	002	D
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scale: 1:250 @ A1  
date: 25.02.22  
drawn: dp

capricorn park  
blackwater road  
blackburn bb1 5qr  
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