

MANNINGHAM HEALTH CENTRE

Lumb Lane, Bradford, BD8 7SY

FOR SALE



8,715 SQ FT
(809.58 SQ M)

For Sale - Former Health Centre /
Development Opportunity

**Lambert
Smith
Hampton**

Summary

- Gross Internal Area: 8,715 Sq. Ft (809.58 Sq. M)
- Site Area: 0.69 acre / 0.28 hectare
- On behalf of:



- Offers to be submitted by 13th February 2026

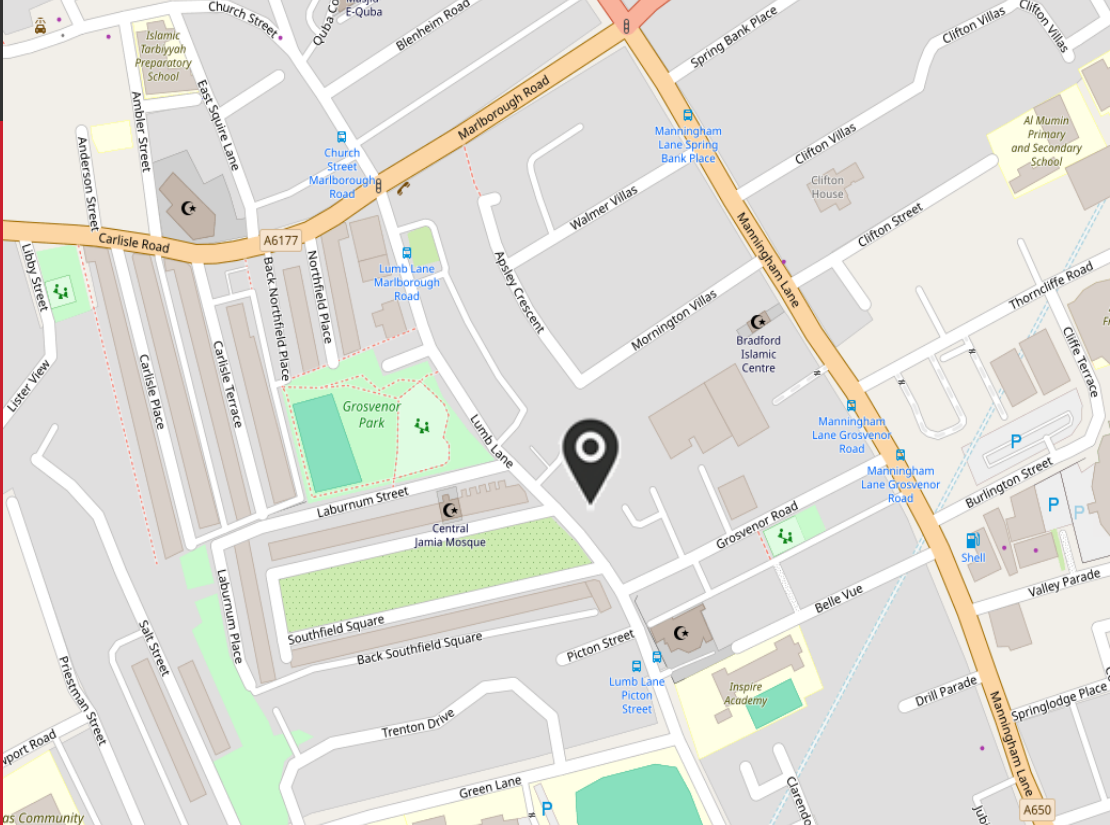
Location

The property is located approximately 1 mile northwest of Bradford city centre, close to Bradford City's Valley Parade stadium and well connected via the A650 and Bradford Ring Road. The location benefits from good public transport links, including frequent bus services, and Forster Square railway station is a 20-minute walk.

Description

The property comprises a modern brick-built building built over two floors with a prominent frontage to Lumb Lane.

Externally a car park provides around 40 spaces.



Accommodation

Floors	Sq Ft	Sq M
Ground Floor	5,603	520.5
First Floor	3,112	289.08
TOTAL (GIA)	8,715	809.58

Please note – these floor areas have been provided by our client.

Tenure

Freehold title – WYK90734 and WYK561079

The property will be sold with Vacant Possession

EPC

The property has an EPC rating of B (46). The full certificate is available upon request.

Planning

The property is located within the Apsley Crescent conservation area and presents a development opportunity, although the vendor has not made a planning application or submitted a pre-application enquiry for a scheme at this stage. Enquiries should be directed to the local planning authority.

Layout plans showing a range of indicative redevelopment options are available upon request.





Business Rates

Enquiries should be made with the VOA to verify this information.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, etc are quoted exclusive of VAT at the prevailing rate, which may be payable.

Terms of Disposal

Both conditional and unconditional offers will be considered and are invited for the property by **13th February 2026**. However, the client wishes to complete the sale by **31st March 2026**.

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Viewing & Further Information

Viewing is strictly by prior appointment. For further information, please contact:

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