

Plot E Butterfield Estate, Otley Road,  
Baildon, **Bradford BD17 7AU**

**FOR SALE** Upon instructions of the  
Fixed Charge Receivers

LAND APPROXIMATELY 0.624 HECTARES (1.54  
ACRES) WITH DEVELOPMENT POTENTIAL (LAPSED  
CONSENT FOR 120 APARTMENT SCHEME)

## CONTACTS

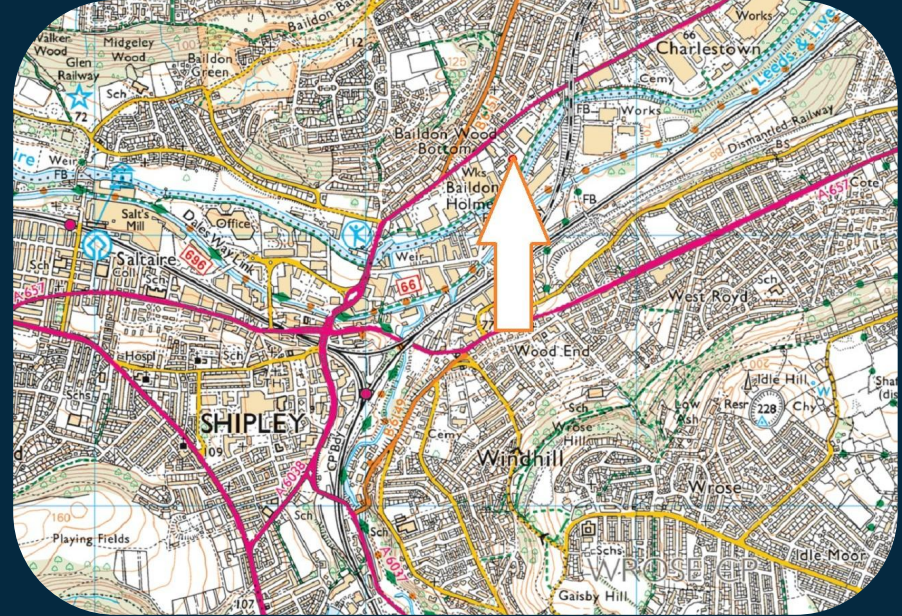
**James Ashworth**

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## KEY CONSIDERATIONS

- Land in a mixed residential and commercial area
- Approximately 0.624 Hectares (1.54 Acres)
- Immediately adjacent to residential
- Lapsed planning consent for 120 Apartment Scheme
- Development Potential STPP
- Less than 0.5mile to Shipley town centre
- Best offers target date Friday 2nd May 2025



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**BD17 7AU**

## LOCATION

The site is located just to the south of Otley Road in Baildon, within 0.5 mile of the market town centre of Shipley in West Yorkshire. This strategic position offers excellent connectivity, with Shipley train station just a short distance away, providing direct services to major cities like Leeds and Bradford, as well as destinations like Skipton and Ilkley. Bus services, including the A3 Flyer, connect to nearby towns and Leeds Bradford Airport, ensuring easy access for commuters and residents.

The wider area is undergoing significant regeneration, with the Shipley Towns Fund securing up to £25 million for improvements, including new mixed-use developments and enhanced infrastructure. The area is served by well-regarded schools, such as Shipley C.E. Primary School and Shipley College and close by is Saltaire, a UNESCO World Heritage Site known for its historic village and mills. Natural beauty spots like Shipley Glen, a popular wooded ridge with the historic Shipley Glen Tramway, and the Leeds - Liverpool canal are also easily accessible.

## DESCRIPTION

The property comprises a development site, which is broadly rectangular in shape and slopes slightly downwards to the south east. It extends to circa 0.63 ha (1.55 acres) and is largely shrubland. It is currently secured by timber and metal palisade fencing to the perimeter, with gated access to Berry Close.

The site formerly benefitted from planning consent for the construction of 120 apartments within 6no. blocks alongside 150 parking spaces. This consent was granted under application no. 07/00464/FU.

## PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.bradford.gov.uk/planning-and-building-control/planning-and-building-control/>

E: [planning.policy@bradford.gov.uk](mailto:planning.policy@bradford.gov.uk)

T: 01274 434605

## BID TERMS

The target date for Interested parties to submit their offer is no later than 17:00 on 2nd May 2025.

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

Our client reserves the right not to accept the highest or indeed any offer received.

## CONTACT US TO ENQUIRE



### JAMES ASHWORTH

Partner

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Manchester, M3 2BW

## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers invited.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

N/A - Open Land

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