



# For Sale

**Midland Works, John Street, Saltaire, BD18 3HU**

- Brownfield site suitable for existing use or as a redevelopment opportunity, including residential (STPP)
- Approximately 0.69 acres (0.28ha)
- Sought after heritage location on the edge of UNESCO World Heritage site
- Excellent connectivity, located approx. 5 mins walk of Saltaire Railway Station

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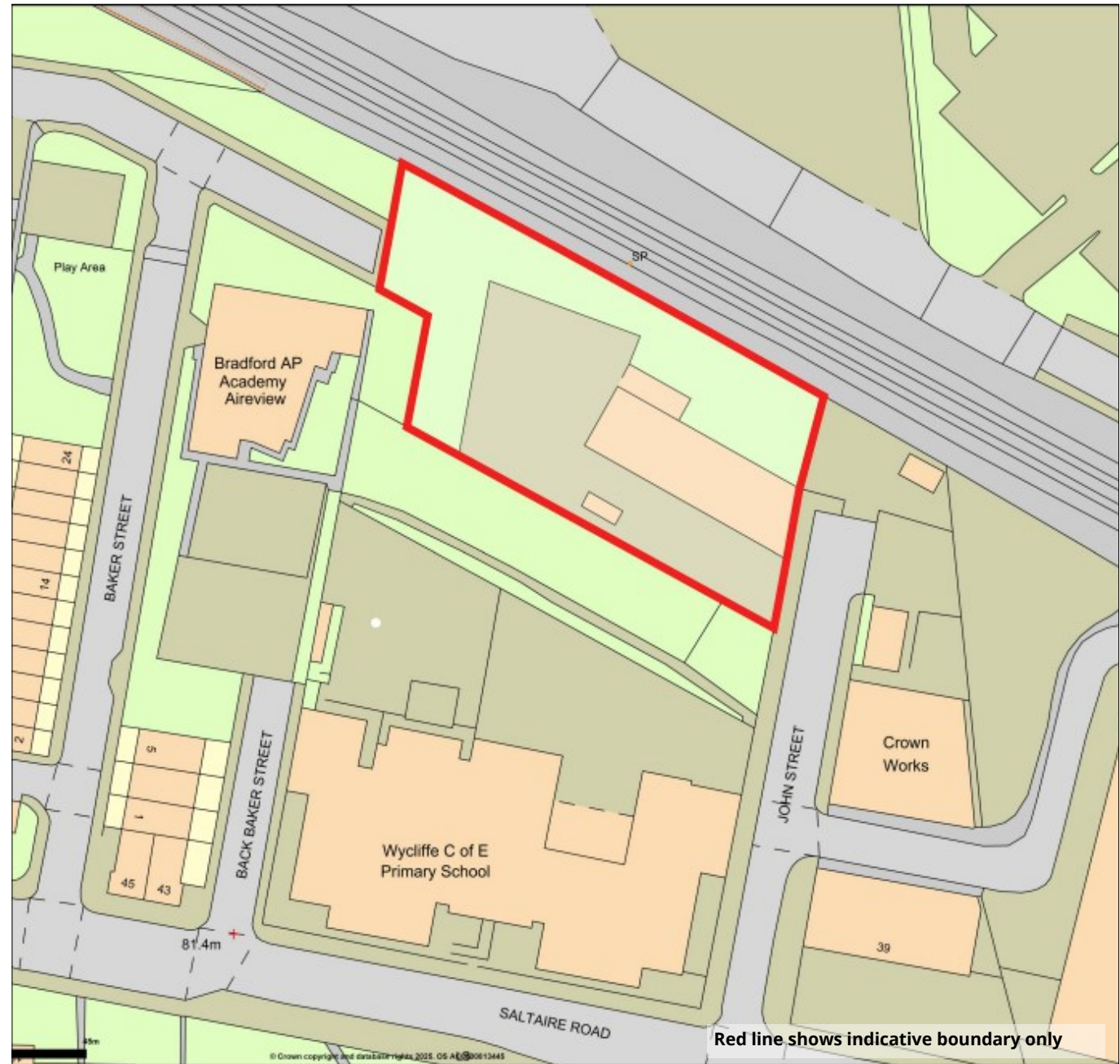
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# Highlights

- Freehold for sale via informal tender
- Brownfield site measuring approx. 0.69 acres (0.28ha) including circa. 4,000 sq ft stone building
- Former vehicle repair workshop
- Existing use or redevelopment opportunity including residential (STPP)
- Sought-after heritage location, set on the edge of the UNESCO World Heritage village of Saltaire
- Excellent connectivity, located approx. 5 minutes walk of Saltaire Railway Station
- [Dataroom](#) access available upon request



## Description

The site measures approximately 0.69 acres (0.28ha) and comprises predominantly flat, hardstanding land and a stone built building (circa 4,000 sqft). Most recently the site has been used as a vehicle repair workshop.

The property benefits from two vehicular access points, via John Street to the east and Caroline Street to the west.

The Airedale railway line forms the northern boundary of the site, while Wycliffe CE Primary School lies beyond the southern boundary. S

Services including electricity, water & drainage are connected to the mains. The gas connection has been capped.

Further site information is provided in the [dataroom](#).

## Location and Situation

Saltaire is a historic village located in West Yorkshire, approximately 3 miles north of Bradford and 12 miles west of Leeds.

The village is a sought-after World Heritage UNESCO site renowned for its Victorian architecture, cobbled streets and rich cultural history, positioned on the banks of the River Aire and Leeds-Liverpool Canal. The site is located outside of the UNESCO boundary.

To the west of the site the surrounding land uses are predominantly residential in nature with a primary school to the south and a mix of retail and industrial land uses to the south and east, including a Tesco Express, gym and nursery within close proximity.



Saltaire railway station is located approximately 5 minutes walk of the site which provides regular direct services to Leeds, Bradford and Skipton on the Airedale line. Shipley railway station is also located approximately half a mile east, and sits on the junction of the Airedale, Wharfedale and Leeds - Bradford lines.

The site lies within close proximity of the A650, connecting to the wider West Yorkshire road network and with regular bus services.

## Planning

The site lies within the planning jurisdiction of the City of Bradford Metropolitan District Council.

The site could be suitable for a variety of uses including residential redevelopment, subject to gaining the necessary consents.

Bidders should make their own enquires in respect of planning matters.

## Opportunity

The disposal of the former Midland Works property provides an excellent opportunity to acquire a well connected and accessible brown-field site within a sought after location.

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





## Method of Sale

The site is being sold by informal tender. Offers are invited for the freehold interest of the property.

The vendor reserves the right not to accept the highest or any offer received.

## Basis of Offers

Both unconditional and subject to planning offers are sought from potential purchasers.

Offers should be submitted using the bid proforma available upon request.

Conditional on planning bids should be accompanied by outline scheme proposals and layout plans.

## Viewings

A strict 'by appointment only' viewing protocol is in place and these will take place on designated days.

If you wish to attend, please use the contact details provided.

**Deadline for offers to be confirmed in due course.**





### **Title**

The freehold of the site is available for sale and is registered under title no. WYK468290.

Parties should undertake their own legal enquiries.

### **Supporting information**

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

- EPC
- Further photographs
- Land Registry Documents

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

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

**Serena Patrick**

**+44 (0)7826 537 047**

[serena.patrick@avisonyoung.com](mailto:serena.patrick@avisonyoung.com)

**Jake Pygall**

**+44 (0)7795 237 286**

[jake.pygall@avisonyoung.com](mailto:jake.pygall@avisonyoung.com)

**Joe Wherity**

**+44 (0)7985 479 561**

[joe.wherity@avisonyoung.com](mailto:joe.wherity@avisonyoung.com)

**08449 02 03 04**

[avisonyoung.co.uk](http://avisonyoung.co.uk)

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