



**Site of the Former Sacred Heart Church
Old Thornton Road
BRADFORD
BD13 3DP**

- Cleared plot of land extending to approx. **0.7 acres (2.8 hectares)**
- Planning permission for the development of 12 semi-detached houses.
- Popular residential suburb close to Thornton Village and all amenities closeby with nearby open countryside / rolling fields
- Sale Price : Offers in excess of **£600,000**

SITUATION

The site fronts onto Old Road, running parallel with the main Thornton Road (B6145) in the popular residential areas of Hill Top and Thornton with the nearby main junction with Allerton Lane providing convenient access south to Queensbury and north to Sandy Lane and the Aire Valley beyond.

The main location is generally residential in nature providing a healthy mix of post-war Local Authority style housing interspersed with more modern new build housing development.

All main amenities are available closeby as is access to the local countryside comprising rolling fields with beck / streams etc.

SITE

The site, formerly housing the Sacred Heart Church now provides a cleared and level site with a decent gross to net development area.

An electronic site survey suggest that the site extends to approximately **0.7 acres (2.8 hectares)** and generally provides a well proportioned site.

PLANNING PERMISSION / PROPOSED DEVELOPMENT

Our clients have secured detailed planning permission (via approved matters) for the construction of 12 x semi-detached dwellings across 6 blocks—planning reference **23/02144/MAR** comprising 2 slightly varying housing types (see page 3).

A supporting biodiversity survey has been carried out, a copy of which can be shared with interested parties with Section 106 Agreement to be in the region of £30,000.

In addition, it is expected a S106 Agreement based on 2 houses being sold at a 20% discount will apply.

No further intrusive surveys have been undertaken.

SALE PRICE

Offers in excess of **£600,000** are sought for the Freehold interest with the benefit of planning permission—Subject to Contract.

INVEST IN BRADFORD

Bradford Council run various schemes which may offer help and support. For further information please contact Invest in Bradford on 01274 437727 or by clicking the following link:

<https://www.investinbradford.com>

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction

VAT

We are advised that VAT will not be chargeable on the sale price however the Vendor reserves the right to do so—if appropriate.

VIEWING

The site can be viewed from the roadside during daylight hours. Please contact the office should you wish to walk over the site:

Sharma Williamson

Tel: 01274 759955

Email: info@sharmawilliamson.co.uk

July 2026



Type 1 – 5 x 2 semi detached dwellings, comprising:		
Ground floor – open plan kitchen / diner / living room		
Guest WC	48 sq m	516.7 sq ft
1 st floor of 2 bedrooms (1 en-suite) and family bath-room.	44 sq m	473.6 sq ft
2 nd floor / attic comprising 2 bedrooms (1 en-suite), and study.	39 sq m	419.8 sq ft
Total	131 sq m	1410.1 sq ft
Type 2 – 1 x 2 semi detached dwellings comprising:		
Ground floor with Guest WC and kitchen diner.	43 sq m	462.8 sq ft
1 st floor – 2 bedrooms and family bathroom	43 sq m	462.8 sq ft
2 nd floor / attic – 1 bedroom with en-suite (with rooflights)	30 sq m	322.9 sq ft
Total	116 sq m	1248.6 sq ft

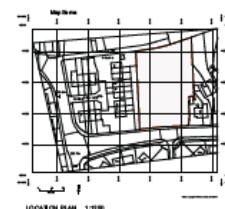


 ECOLOGY ENHANCEMENT ZONES

At the time of the site visit, the following information was obtained from the site owner and the local authority. The information is provided for your information only and is not intended to be a substitute for a professional survey. The information is provided for your information only and is not intended to be a substitute for a professional survey.

TWO HOUSE TYPES WITHIN DEVELOPMENT

ALL HOUSES TO HAVE SOFT LANDSCAPING
PAVED PARKING AREAS
ALL HOUSES TO BE PROVIDED WITH A MINIMUM OF 1.5m HIGH FENCE AND GATE TO THE FRONT
MIN 10% TO BE STORED IN LOCATIONS OUTSIDE ON PLANS
TURNING HEAD PROVIDED WITHIN THE SITE AS WELL AS
SERVICES MANHOLE
VEGETATION PROVIDED
HOUSES TO BE PROVIDED WITH A MINIMUM OF 1.5m HIGH FENCE AND GATE TO THE FRONT
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C49 ARCHITECTURE
www.c49-architecture.co.uk
 01274 759955
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CLIENT DETAILS 100, 1000 1000, 1000 1000, 1000	DESIGNER'S NAME 1000, 1000 1000, 1000	REVISION 1000, 1000 1000, 1000
DESIGNER'S NAME 1000, 1000 1000, 1000	SCALE 1000, 1000 1000, 1000	DATE 1000, 1000 1000, 1000
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