



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE

**INDUSTRIAL DEVELOPMENT
LAND PREVIOUSLY CONSENTED
FOR ENERGY RECOVERY**

RIPLEY ROAD, BRADFORD, WEST YORKSHIRE, BD4 7TP

2.374 ha (5.865 acres) or thereabouts



- Former factory site offering industrial development land
- Conveniently located only 1.5 miles from Bradford city centre & less than 3 miles from M606 (leading to Junction 26 M62)
- Previously consented for a new energy recovery facility (application no: 13/01257/FUL)

**For further information please contact Alec Michael
(alec@michaelsteel.co.uk)**

Our Ref: 2154/VAL/M

October 2023

Subject to Contract

0113 2348999