

Buck Lane Technology Park Bradford District

Creating a new business park

Bradford.



LOCATION:

- Otley Road/Buck Lane

RAIL:

- 5 minute walk from Baildon train station.
- Bradford to London 3hrs

ROAD:

- 7.7 miles from M606
- Leeds 11 miles (30 mins)
- Manchester 42 miles (1hr 10mins)
- Birmingham 134 miles (2.30hrs)
- London 206 miles (3hrs 50mins)

AIR: – 5 miles from Leeds Bradford International Airport

Project Status

The project has outline planning approval for the site. Work to meet the constraints of the planning approval of December 2010 are almost complete.

The opportunity

City of Bradford MDC intends to bring forward a major development scheme to support the growth of high value technology businesses in Airedale. A key regeneration area within Bradford District. The site has the benefit of outline planning permission for some 16,000 m² of B1 business space, plus a hotel, retail and live / work uses. Detailed planning consent for the access is approved. This site provides one of the key development opportunities contributing to the delivery of the Airedale Masterplan.

Site details

The site lies just off the A6038 Otley Road which links Bradford and Shipley to Leeds Bradford International Airport (LBIA) and Ilkley. An undeveloped site of approximately 16 acres on the edge of the urban area. The site provides a high quality environment, overlooks the River Aire, providing access to the river and canal towpaths and the surrounding countryside

Parties involved

Bradford University, Airedale Partnership and City of Bradford Metropolitan District Council

The location

The site is approximately 2 miles northeast of Shipley and within 10 miles of both Bradford and Leeds City Centres and LBIA is just over 5 miles away. The site is well served by public transport with Baildon station within easy walking distance. Airedale is

home to expanding economic sectors such as digital electronics and financial & business services. It also has a growing population and includes the World Heritage Site of Saltaire.

Planning policy

The development will need to be designed and constructed in accordance with the following documents:

- Replacement Unitary Development Plan (and emerging LDF)
- Airedale Corridors: a masterplan and strategy for Airedale
- The outline planning approval for the site.

Market activity

There are a number of major schemes coming forward in Airedale which will provide a significant boost to both the quality and quantity of office, retail and leisure space. Over 2000 new homes are either on site or have planning permission in Airedale. Over 800,000 sq ft of new commercial and retail space has also been approved. Airedale is the focus of the digital electronics sectors in Yorkshire with key companies such as Pace, Echostar and Filtronics based in the area.



Buck Lane Technology Park Continued

Guiding principles for development

This site provides an opportunity to create a high quality development which reflects the environment in which the site is located. Any development will aim to strengthen the economic performance of the area by attracting high value occupiers.

Procurement process & programme:

Bradford Council is currently working on its development and disposal strategy for the site. Interest in the site from the local Private sector is healthy despite the current economic difficulties. A detailed development brief is currently being produced and it is envisaged that the opportunity will be put to the market in 2012.

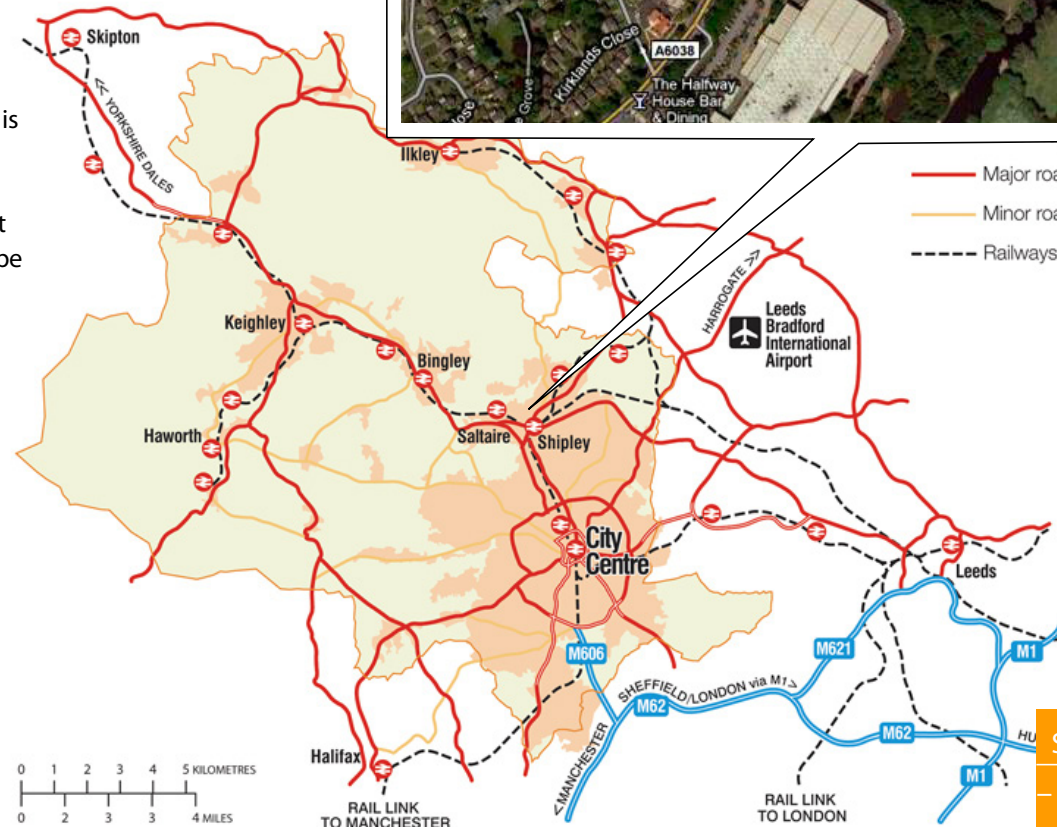
If you are interested, contact:

Andy Taylor
Delivery Manager

Department of Regeneration
Bradford Council
+44 (0)1535 618095
andy.taylor@bradford.gov.uk

Mike Cowlam
Assistant Director of Economic
Development and Property
Bradford Council

(+44) 01274 434223
mike.cowlam@bradford.gov.uk



Summary

- 16 acres
- Prime location
- Potential for over 170,000 sq ft of business space
- Leeds/Bradford border