



**CUSHMAN &
WAKEFIELD**

FOR SALE BY INFORMAL TENDER

**Residential Development Site at
Stead Lane, Kirkheaton HD5 0EY**

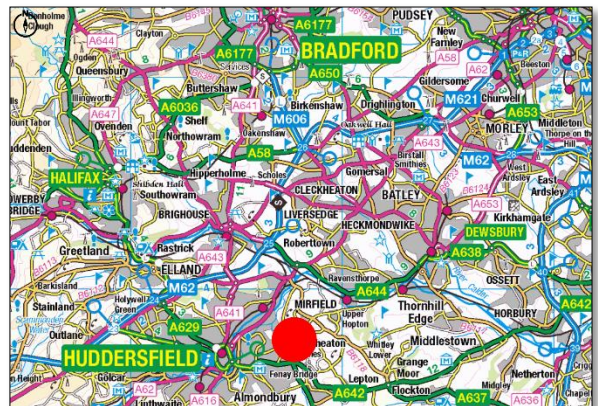


*For identification purposes only

Opportunity to acquire significant residential development site with the capacity to deliver 87 dwellings (Subject to Planning).

Circa 5.85 Acres (2.37 Hectares).

- Allocated for housing development in the Kirklees Local Plan (HS27) for up to 87 residential dwellings.
- Attractive development site located within a village setting, situated 3 miles east of Huddersfield.
- Access to the Data Room and Drone Footage available via: stead-lane-kirkheaton.co.uk
- Offer Deadline 12 Noon 10th April

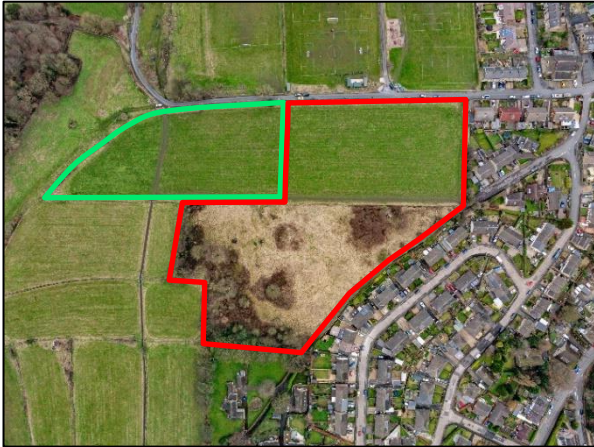




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Location

The site occupies an attractive location on the edge of the semi-rural village of Kirkheaton. The site is bound by existing estate housing to the east, agricultural land to the southwest and west, and sports pitches to the northwest.

The site benefits from convenient access to a good range of self-containing local amenity, including a school, shops, and public houses. Huddersfield town centre is only three miles away, which contains a greater range of quality amenity, including popular shops and restaurants. Leeds is located 14 miles northeast, 11 miles to the north is Bradford, and Manchester is 27 miles southwest.

Huddersfield train station is three miles away, and provides regular services to the larger conurbations of Leeds (20 mins) and Manchester (30 mins), making daily commuting readily achievable.

Description

The site is irregular in shape, and slopes steadily from north to south. The northern portion of the site benefits from excellent long distance views of Kirklees to landmarks such as Emley Moor Mast and Castle Hill. The site is shown **edged red** on the aerial photograph above, and extends to circa 5.85 acres.

Direct access to the site can be obtained from Bankfield Lane which abuts the northwestern boundary.

The land **edged green** on the above plan does not form part of the allocation for housing, however is included within our Client's freehold title. This parcel, which extends approximately to a further 2.4 acres, may be available by way of a separate negotiation.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Planning

The site comprises the majority of an allocation in the Local Plan for up to 87 dwellings (allocation ref. HS27).

Purchasers are advised to make any further enquiries regarding planning direct to Kirklees Council.

Tender Process

Offers by way of informal tender are invited for our Clients freehold interest with vacant possession. Further information on the tender process is available from the joint agents; C&W and Stephenson.

Offer Deadline 12 Noon Wednesday 10th April

Data Room

Access to the Data Room is available via the dedicated website: stead-lane-kirkheaton.co.uk

Viewing

Access to the site is strictly by appointment with the joint agent. The site can be viewed from the adjoining public highways.

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